This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane Ste 115
Franklin, TN 37067
File Number: 7-11693-MC

WHEN RECORDED RETURN TO:
Momentum Title, LLC
1704 Charlotte Avenue #105
Nashville, TN 37203
File No. 7-11693-MC

Karen Johnson Davidson County
Batch# 656568 DEEDWARR
06/14/2021 03:37:30 PM 3 pgs
Fees: $18.00 Taxes: $821.40
20210614-0080048

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $222,000.00.

Leanna McKee
Affiant

Subscribed and sworn to before me, this the 11th day of June, 2021.

Notary Public
My Commission Expires: 5/2/22

CHARLES D LIGHTSEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2022

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
LJS Properties, LLC 202 Ivy Drive Hendersonville Tn 37075	New owner	060 12 0 027.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Lee Roy Young, a married man** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **LJS Properties, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot Nos. 33 and 34, Block B, Plan of Highland Park, as of record in Book 974, Page 33, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William Harold Young, by Warranty Deed from Charles W. Thurman and wife, Shelia K. Thurman of record in Book 9540, Page 715, in the Register's Office of Davidson County, Tennessee, dated August 26, 1994 and recorded on December 7, 1994. William Harold Young having now deceased on February 2, 1998. His estate being probated in The Probate Court of Davidson County, Tennessee, docket # 98P791. Lee Roy Young, being the sole heir and legatee of the Estate of William Harold Young.

This property is not a primary residence of the Grantors and as such is not subject to any homestead, dower or other marital interest.

This is ☒ improved or ☐ unimproved property located at: **2916 Morningside Drive, Nashville, TN 37207.**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11th day of June, 2021.

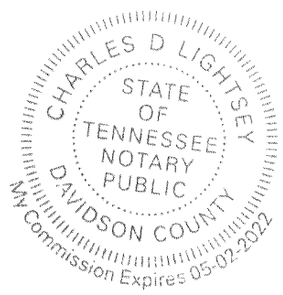
GRANTOR:

Lee Roy Young

STATE OF TENNESSEE,
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Lee Roy Young, Executor of The Estate of William Harold Young, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 11th day of June, 2021.



Notary Public
My Commission expires: 5/2/22

True Copy Certification

I, Christopher M. Corriveau, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

