WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES: 5/14/2025
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 656704 DEEDWARR
06/15/2021 09:12:30 AM 3 pgs
Fees: $18.00 Taxes: $425.50
20210615-0080220

CATHERINE FRANCO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF21-010001

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Michelle Renee Hunt and Robert Allen Hunt	New Owner	
(NAME) 857 Stoner Mill Lane	(NAME) 857 Stoner Mill Lane	098-00-0-149.00 (Davidson) and 097-001.05 (Wilson)
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED FIFTEEN THOUSAND AND NO/100 DOLLARS ($115,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ROBERT A. YOUNG AND DANIELLE MARQUIE YOUNG, MARRIED AND AND ROBERTA YOUNG, UNMARRIED** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHELLE RENEE HUNT AND ROBERT ALLEN HUNT, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Said Tract No. 3A Davidson County and part of Tract No. 3 Wilson County begins at a concrete monument on the Easterly side of Earheart Road approximately 767.64 feet South of the South end of a curve off of Central Pike, the same being the Northwest corner of the property conveyed to Arnold Cole and wife, by deed of record in Deed Book 278, Page 178, Register's Office for Wilson County; thence 150 feet South with Earheart Road to the Northwest corner of Tract No. 3B; thence leaving Earheart Road South 85 degrees 10 minutes East 945.0 feet to an iron pin in the center of the North, South Easterly most line of Tract No. 3; thence North 6 degrees 20 minutes East 150 feet to an iron pin, the Northeasterly most corner of Tract No. 3; thence North 85 degrees 10 minutes West 945 feet to Earheart Road, the point of beginning and containing 3.255 acres, more or less.

Also show as Reserve Parcel of 3.255 acres on the Plat of Arnold Cole Subdivision Originally Tract No. 3 Odum Estates, of record in Plat Book 4955, Page 16, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert A. Young and Danielle Marquie Young, husband and wife, and Robert Young, a single person as tenants in common with right of survivorship by Warranty deed from Paul Odum and Jo Ann Odum of record in Book 1785, Page 1955 (Wilson County) and Instrument No. 20170922-0097288 (Davidson County), Register's Office for Davidson County, Tennessee, dated September 15, 2017 and recorded on September 22, 2017.

Scrivener's Affidavit dated June 3, 2021, filed for record on 6-9-2021 in Book _____, Page _____, Register's Office for Wilson County, Tennessee and on _____ in Instrument No. 20170922-0097288, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☒
This is improved ☐ property known as 3035 Earhart Road, Hermitage, TN 37076
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 4th day of June, 2021

Robert A. Young

Danielle Marquie Young

Roberta Young

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Robert A. Young and Danielle Marquie Young and and Roberta Young, the within named bargainors, with whom I am personally acquainted (or proved to my on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th day of June, 2021.

Notary Public

My Commission Expires: 9-27-23

(SEAL)



True Copy Certification

I, Lori Patterson, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Jackie Rudolph, a notary public for this county and state, Lori Patterson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 02/11/2024

