Karen Johnson Davidson County
Batch# 703259 DEEDWARR
08/24/2021 10:03:27 AM 2 pgs
Fees: $13.00 Taxes: $888.00
20210824-0114070

This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Susan Katinka Tidwell 220 Wyndom Ct. Goodlettsville, TN 37072	CMG Mortgage, Inc., dba CMG Financial 3160 Crow Canyon Road Suite 400 San Ramon CA 94583	026-06-0A-009.00-CO

THIS INDENTURE, made this 30th day of August, 2021 between

Sam N. Young, unmarried

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Susan Katinka Tidwell, a single woman

of Davidson County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

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 No. 9 on the plan of the Final Plat of the Townhomes at Windsor Green Subdivision, Phase 1, of record in Plat Book 8250, page 995, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Sam N. Young and wife, Evelyn H. Young by Warranty Deed dated 5/3/2002 from Dial Properties, LLC of record in Instrument No. 20020509-0057242, Register's Office for Davidson County, Tennessee. Evelyn H. Young now deceased, having died 11/20/2004, leaving Sam N. Young as surviving tenant by the entirety.

This is (X) improved ( ) unimproved property known as: 220 Wyndom Ct., Goodlettsville, TN 37072.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2021 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his hand and seal the day and year first above written.

Sam N. Young

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Sam N. Young, the within named bargainors, with whom I am personally acquainted (or proved to me 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 at office in Goodlettsville, Tennessee on this the 30th day of August, 2021.

Notary Public

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 03, 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $240,000.00.

Affiant

Sworn to and subscribed before me, this 30th day of August, 2021.

Notary Public

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 03, 2023