Karen Johnson Davidson County
Batch# 720088 DEEDWARR
09/20/2021 11:19:03 AM 2 pgs
Fees: $13.00 Taxes: $1,665.00
20210920-0125989

This Instrument Prepared By:
R. Francene Kavin, Attorney-at-Law
5110 Maryland Way
Brentwood, Tennessee 37027
from information furnished by the parties

ADDRESS NEW OWNER:
John B. Simpson et al
2233 Foster Avenue
Nashville, Tennessee 37210

MORTGAGEE:
None

SEND TAX BILL TO:
Owner

LOT 123
MAP/PARCEL NO.
119-01-0-323.00

PART OF LOT 122
MAP/PARCEL NO.
119-01-0-324.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **William B. Young, Legal Guardian for the property of Burton Young, a minor child,** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **John B. Simpson and Philip R. Simpson, joint tenants with right of survivorship,** 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:

Land in Davidson County, Tennessee, being Lot No. 123 and the northerly 40 feet of Lot No. 122 on the **Map of Overhill City and W. H. Fox Subdivision of Blocks No. 14-15-16-20-21-29 and 30, Cumberland Nurseries Subd.,** as of record in Book 332, Page 21, Register's Office of Davidson County, Tennessee.

Said Lot No. 123 and part of Lot No. 122 adjoin and front together 96 feet on the westerly side of Foster Avenue and run back between parallel lines, the northerly line of Lot No. 123 running along the southerly margin of Rose Street, 150 feet to an alley in the rear.

Being the same property conveyed to William Benjamin Young by Quitclaim Deed dated March 27, 2018 from Lawrence Davis, an unmarried person, appearing of record in Instrument No. 20180402-0029780, Register's Office of Davidson County, Tennessee. William Benjamin Young died intestate on February 6, 2021. Decedent's probate estate was opened in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division Docket No. 21P1300 by a court order entered on August 11, 2021. Letters of Administration were issued appointing William B. Young, Decedent's father, as the Administrator of the Decedent's estate. Burton Young, a minor child, is the Decedent's only heir at law. William B. Young was appointed as the Legal Guardian for the minor child's property pursuant to order of the Seventh Circuit Court for Davidson County, Tennessee Docket No. 21P656 entered on May 7, 2021. The Probate Court entered an order on September 2, 2021 approving the sale of the aforementioned property by William B. Young as the Legal Guardian of the property for the minor child.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2021 and subsequent years.

This is **improved** property known as **2233 Foster Avenue, Nashville, Tennessee 37210.**

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, GRANTOR does covenant with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 hand this the **16th** day of **September, 2021**.

William B. Young, LEGAL GUARDIAN

William B. Young, Legal Guardian for the property of Burton Young, a minor child

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a notary public in and for said county and state, the within named **William B. Young**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Legal Guardian for the property of **Burton Young, a minor child,** the within named bargainor, and he as such Legal Guardian, being authorized so to do by virtue of that certain Order For Issuance of Letters of Guardianship Over Property Only entered on May 7, 2021 by the Seventh Circuit Court for Davidson County, Tennessee Probate Division, Docket No. 21P656, executed the foregoing instrument for the purposes therein contained by signing the name of William B. Young by himself as such Legal Guardian.

WITNESS my hand and official seal this 16th day of September, 2021.

R. Francene Kavin
NOTARY PUBLIC

R FRANCENE KAVIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

My Commission Expires: Oct 12, 2024

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $450,000.00.

AFFIANT

Subscribed and sworn to before me on this 16th day of September, 2021.

NOTARY PUBLIC

My Commission Expires: _____

HOLLY DEES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

File No. 21086717