Karen Johnson Davidson County
Batch# 731487 DEEDWARR
10/07/2021 01:49:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20211007-0135007

STATE OF TN
COUNTY OF Cheatham

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 1 DAY OF Oct, 2021.

NOTARY PUBLIC
My Commission expires: 8/27/22

LEWIS BRONER MCCOY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 21080033

Address of New Owner
Carly T. Young
630 Parkvue Place Drive
Nashville, TN 37221

Send Tax Bills To:
Same

Tax Information:
142-02-0C-023.00

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Christopher Young and Lisa Young, Husband and Wife,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Carly T. Young, an unmarried woman,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 23, as shown on Exhibit A-1 of the Declaration of Covenants, Conditions, and Restrictions for Parkvue a Horizontal Property Regime with Private Elements, as of record in Instrument No. 20190206-0011430, and corrected in Instrument No. 20200323-0031564, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said Unit.

Being the same property conveyed to Christopher Young and Lisa Young, husband and wife, by Warranty Deed from Parkside Builders, LLC, a Tennessee Limited Liability Company, dated 03/12/2020 and recorded on 03/13/2020 in Instrument No. 20200313-0028035, Register's Office for Davidson County, Tennessee.

This is property generally located:
630 Parkvue Place Drive, Unit 23, Nashville, TN 37221

SUBJECT TO THE FOLLOWING:

1. 2021 Taxes have been prorated and have been assumed by and are the responsibility of Grantee(s).

2. Easement, setbacks and all other matters shown on the Plat of record at Instrument No. 20190125-0007493, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.
3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record as Instrument No. 20190206-0011430, and corrected as Instrument No. 20200323-0031564, said Register's Office.
4. Declaration of Restrictive Covenants for Stormwater Facilities and Systems of record as Instrument No. 20180816-0081031, said Register's Office.
5. Easement(s) of record in Book 6107, Page 344, said Register's Office.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Christopher Young and Lisa Young** has/have caused this instrument to be executed, this the 1 day of October, 2021.

Christopher Young

Lisa Young

STATE OF Florida
COUNTY OF Sarasota

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Christopher Young and Lisa Young,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 1 day of October, 2021.

My commission Expires: June 5, 2022

NOTARY PUBLIC

JAMIE SELTZER
Notary Public, State of Florida
Commission# GG 205385
My comm. expires June 5, 2022

True Copy Certification

As required under T.C.A §66-24-101(d)(3) et seq.

I, **L. Broner McCoy**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 10/1/21 (date of document).

L. Broner McCoy
Date: 10/1/21

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Sworn to and subscribed before me this the 1st day of ~~September~~ October (KD), 2021.

NOTARY PUBLIC
My Commission expires: 2-5-25

KAYTLYN N. DODSON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY