WARRANTY DEED

Karen Johnson Davidson County
Batch# 749013 **DEEDWARR**
11/03/2021 01:57:37 PM 2 pgs
Fees: $13.00 Taxes: $3,607.50

20211103-0147311

Y-SB-CR-21-1810

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $975,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF OCTOBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 5/5/25
(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Michael Youngberg and Laura H. Youngberg	**New Owner**	
(NAME)	(NAME)	**094-02-0-105.00**
1810 Long Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JRS DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHAEL YOUNGBERG AND LAURA H. YOUNGBERG, HUSBAND AND WIFE**, hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 236, on the Map of Edgefield Land Company's First Subdivision, of record in Book 57, Page 130, Register's Office of Davidson County, Tennessee.

Said Lot No. 236 fronts 50 feet on the South side of Long Avenue, and runs back between parallel lines, 150.00 feet to an alley.

Being the same property conveyed to JRS Development, LLC by Warranty deed from Michael Keith Faulkner, surviving tenant of record in Instrument No. 20191025-0109801 Register's Office for Davidson County, Tennessee, dated October 25, 2019 and recorded on October 25, 2019.

This conveyance is subject to:
- Taxes for the year 2021, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 130, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Public Right-of-Way of record in Instrument Number 20201230-0154759, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1810 Long Ave, Nashville, Tennessee 37206**.

TO HAVE AND TO HOLD the said tract or parcel of and, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 29th DAY OF OCTOBER, 2021.

JRS Development, LLC

BY: _____
Joshua L. Randolph
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSHUA L. RANDOLPH, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of JRS DEVELOPMENT, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 29th of October, 2021.

_____
Notary Public
My Commission Expires: 1-3-22
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212