Karen Johnson Davidson County
Batch# 808068 DEEDWARR
02/18/2022 08:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,683.50
20220218-0018930

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$455,000.00.** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF FEBRUARY, 2022. Notary Public MY COMMISSION EXPIRES: 4/30/22 (AFFIX SEAL)

TIFFANY WHITTLE NOTARY PUBLIC STATE OF TENNESSEE SHELBY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
216 Centerview Dr., Suite 360
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Lisa Young and Homer Randall Young 770 Myhr Drive Nashville, TN 37221	NEW OWNER	156-02-0-087

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Forrest Edwards, married**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Lisa Young and Homer Randall Young, a married couple**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot(s) 329, as shown on the map entitled Harpeth Valley Park, Section 3, of record in Plat Book 4175, Page(s) 15, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Forrest Edwards by Warranty Deed from Juro Nikic and wife, Marijana Nikic, dated 04/23/2018 and recorded 04/24/2018, of record in Instrument 201804240038532, Register's Office for Davidson County, Tennessee.

Spouse of Grantor joins in this conveyance for the purpose of conveying all right, title and interest she may have in and to the above described property.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property known as: 770 Myhr Drive, Nashville, TN 37221

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 hand this the 4th day of February, 2022.

Forrest Edwards

Kaitlyn Jackson

STATE OF COLORADO
COUNTY OF LA PLATA

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Forrest Edwards and Kaitlyn Jackson, with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oaths acknowledged themselves to be within named bargainors, and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 4th of February, 2022.

Notary Public

My Commission Expires: 07/02/2024

(SEAL)

SAVANNA MARIE MCINTYRE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20204023017
MY COMMISSION EXPIRES 07/02/2024

Please Return to:

Magnolia Title & Escrow
150 N Royal Oaks Blvd
Franklin, TN 37067

Certificate of Authenticity

I, Elizabeth Yerger, 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 **Feb. 4, 2022**.

Affiant Signature

Feb. 4, 2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this

4th day of **February**, 20 22.

Notary's Signature

TIFFANY WHITTLE
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

My Commission Expires: 4/30/22

Notary's Seal (if on paper)