THIS INSTRUMENT PREPARED BY:

Natinoal Title Services

15 Century Blvd., Suite 307

Nashville, TN 37214
File #: TN220049
Address New Owner(s)
Albert Young and Alycia Young
4120 Brush Hill Rd.
Nashville, TN 37216

Send Tax Bills To:
Albert & Alycia Young
4120 Brush Hill Rd.
Nashville, TN 37216

Map & Parcel Nos.:
061-08-0-061.00

Karen Johnson Davidson County
Batch# 812149 **DEEDWARR**
02/28/2022 09:22:18 AM 2 pgs
Fees: $13.00 Taxes: $2,146.00

20220228-0022075

WARRANTY DEED

THIS INDENTURE, made and entered into this **1st day of February, 2022**, by and between **Blake Sennett and Darby Davis**,, husband and wife, party of the first part, and **Albert Young and Alycia Young, husband and wife**, party of the second part,

WITNESSETH: That for and in consideration of **FIVE HUNDRED EIGHTY THOUSAND AND 00/100 DOLLARS ($580,000.00)** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville, County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 1, Block 2, on the Plan of A.J. McGaughey's Haysboro Subdivision, of record in Book 547, pages 15 and 16, Register's Office for said County, to which Plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Blake Sennett, unmarried, and Darby Davis, unmarried, from Phillip W. Willis and wife, Beverly R. Willis, by Warranty Deed dated October 15, 2020 and recorded October 16, 2020 in Instrument #20201016-0120916, said Register's Office.

This is improved property known as 4120 Brush Hill Road, Nashville, TN 37216

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the afore described real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Blake Sennett

Blake Sennett

Darby Davis

Darby Davis

STATE OF Florida, COUNTY OF Lake

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Blake Sennett and Darby Davis** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained. who produced driver license as identification.

WITNESS my hand and Notarial Seal at office this ~~1st day of February,~~ 2022.

My commission expires: 08/03/2024

HH27454

Nia A Hamilton

Notary Public Nia A Hamilton

NIA A HAMILTON
Notary Public - State of Florida
Commission # HH27454
Expires on August 3, 2024

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$580,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Blake Sennett Darby Davis

Affiant

Subscribed and sworn to before me, this ~~1st day of February,~~ 31st day of January 2022. by Darby Davis and Blake Sennett

NAH

Nia A Hamilton

who produced driver license as identification.

PROPERTY ADDRESS: Nia A Hamilton
4120 Brush Hill Rd 08/03/2024
Nashville, TN 37216 HH27454

NIA A HAMILTON
Notary Public - State of Florida
Commission # HH27454
Expires on August 3, 2024

Notarized online using audio-video communication