THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 813885 DEEDWARR
03/02/2022 12:51:22 PM 2 pgs
Fees: $13.00 Taxes: $2,127.13

20220302-0023739

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Peter Davis West and Madison West 428 Wellington Square Nashville, TN 37214	New Owner	085-11-0-119.00

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Douglas Young and Courtney Young, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey **Peter Davis West and Madison West, husband and wife**, hereinafter called the Grantees, their heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being **Lot No. 7** on the Plan of Final Plat of Section One, Dogwood Place of record in Plat at Instrument No. 2000101-0100382, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Luciano Scala, a married man by Warranty deed from Margit Prosser, an unmarried woman of record in Instrument No. 20181009-0099995 Register's Office for Davidson County, Tennessee, dated October 05, 2018 and recorded on October 09, 2018; further being the same property conveyed to Pampas LLC by Quitclaim deed from Luciano Scala, a married man of record in Instrument No. 20190605-0053743 Register's Office for Davidson County, Tennessee, dated June 03, 2019 and recorded on June 05, 2019; further being conveyed to Douglas Young and Courtney Young, husband and wife by Warranty Deed from Pampas, LLC, a Tennessee limited liability company, of record in Instrument Number 20201201-0139659, dated 11/20/2020 and recorded on 12/01/2020, Register's Office for Davidson County.

This property is commonly known as 428 Wellington Square, Nashville, TN 37214
Note that a street address is not part of a legal description.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it 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 set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands, this 24 **day of February, 2022:**

Douglas Young

Courtney Young

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Douglas Young** and **Courtney Young,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 24 day of February, 2022:

Notary Public

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 05/31/2022

My Commission Expires: _____

STATE OF TENNESSEE

COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$574,900.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 24 DAY OF February 2022:

Notary Public

My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022