Karen Johnson Davidson County
Batch# 845341 DEEDWARR
04/26/2022 08:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20220426-0047587

# WARRANTY DEED

KAYLAN GILBERT
TENNESSEE NOTARY PUBLIC
My Comm Exp. 5/24/2025
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF APRIL, 2022.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY + Return to:**
Stewart Title
216 Centerview Dr., Suite 360
Brentwood, TN 37027

| ADDRESS NEW OWNER AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Jacob DeYoung and Grace DeYoung, husband and wife<br>2321 Fairchild Circle<br>Nolensville, TN 37135 | Jacob DeYoung and Grace DeYoung<br>232 Morton Ave<br>Nashville, TN 37211 | 188-10-0C-175.00 |

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, **Will T. Gardner and wife, Callen Gardner formerly Callen E. Griffin**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Jacob DeYoung and Grace DeYoung, husband and wife**, 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 No. 175 on the Plan of Final Plat of Carothers Farms, Phase 3, Section 2 of record in Plat at Instrument No. 20181217- 0122265, 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 Will T. Gardner, an unmarried man and Callen E. Griffin, an unmarried woman by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, dated 02/28/2020 and recorded 02/28/2020, of record in Instrument 202002280022661, Register's Office for Davidson County, Tennessee.

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 know as: 2321 Fairchild Circle, Nolensville, TN 37135

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/our hand(s) this the 15th day of April, 2022.

Will T. Gardner

Callen Gardner

Callen Gardner formerly Callen E. Griffin

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

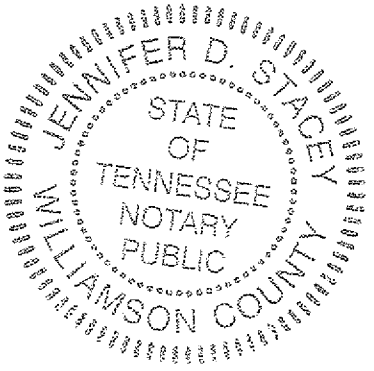
Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Will T. Gardner and Callen Gardner formerly Callen E. Griffin with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), 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 15th of April, 2022.

Notary Public

My Commission Expires: 10/11/25

(SEAL)



# Certificate of Authenticity

I, Joshua A. Terry, 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 April 15th 2022.

Affiant Signature

4/19/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 4/19/22.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON