Karen Johnson Davidson County
Batch# 848866 DEEDWARR
05/02/2022 08:44:30 AM 3 pgs
Fees: $18.00 Taxes: $2,627.00
20220502-0050390

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-6585-2022

WARRANTY DEED

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $710,000.00

Carmen Coates
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of April, 2022.

Eliza Whitfield
NOTARY PUBLIC

My commission expires 5-5-2025

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jared Young and Lisa Young 1001 West Ashbourne Dr Eagle, ID 83616	Same address as new owner Nations Direct Mortgage LLC 5 Hutton Centre Drive Suite 200 Santa Ana, CA 92707	92-10-0F-002.00

FOR AND IN CONSIDERATION of the sum of SEVEN HUNDRED TEN THOUSAND AND 00/100 Dollars ($710,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **ASHLEE LECORPS AND JACQUES LECORPS, WIFE AND HUSBAND**, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto, **JARED YOUNG AND LISA YOUNG, HUSBAND AND WIFE**, hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 2 on the Plan of 27N at City Heights Townhomes, a Horizontal property regime with private elements, of record in Exhibit C in the Declaration of Covenants, Conditions, and Restrictions at Instrument #20170523-0051197, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Ashlee Lecorps and Jacques Lecorps, wife and husband, from E3 Construction Services, LLC, a Tennessee limited liability company, by Warranty Deed dated February 28, 2018 and recorded March 1, 2018 in Instrument #20180301-0019462, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is property known and designated as: 2705 C Clifton Avenue, Nashville, TN 37209

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2022 property taxes, which taxes are being prorated between the parties, the payment of which taxes will be the responsibility of the Grantees.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS, this 21st day of April, 2022

GRANTOR(S)

Ashlee Lecorps

Jacques Lecorps

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Ashlee Lecorps and Jacques Lecorps, 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 seal, this the 21st day of April, 2022.

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 08-27-2022

Notary Public

Jennifer L. Pennell

Printed Notary Name

My commission expires: _____

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 04/26/2022 ____ (date of document).

Affiant Signature

04/26/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 26 day of April, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025