Karen Johnson Davidson County
Batch# 848925 DEEDWARR
05/02/2022 09:35:35 AM 2 pgs
Fees: $13.00 Taxes: $333.00
20220502-0050464

WARRANTY DEED

JAMIE C POLK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF APRIL, 2022.

Notary Public

MY COMMISSION EXPIRES: 1/3/23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 22-0151

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Timothy B. Clay	New Owner	Map: 108080E02600
(NAME) 109 Amos Springs Way	(NAME)	
(ADDRESS) Smyrna, TN 37167	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NINETY THOUSAND AND NO/100 DOLLARS ($90,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

KELLY A. YOUNG AND TROY S. YOUNG, BOTH UNMARRIED,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

TIMOTHY B. CLAY, UNMARRIED,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit 26, Lot 54, of Condominium Site Plan, Section 3, Phase VI, Quail Valley, a horizontal property regime established by Master Deed of record in Book 5970, page 828, as amended in Book 6081, page 130, the Plat of which is of record in Plat Book 5800 at page 127 and 128, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Troy S. Young and Kelly A. Young, husband and wife, by deed from Danny Thomas Ledbetter, unmarried, of record in Instrument No. 20051012-0122581, dated October 6, 2005, Register's Office for said County.

This conveyance is made subject to: (1) 2022 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 5800, Page 127 and 128, said Register's Office; (3) Charter for Homeowners Association of record in Book 6371, Page 105, amended in Book 7872, Page 35, in the Register's Office for Davidson County, Tennessee; (4) Resolution of record in Book 7716, Page 824 and Book 11401, Page 410, in the Register's Office for Davidson County, Tennessee; (5) Deed of common areas to Homeowners Association of record in Book 5854, Page 939, Book 5869, Page 110, Book 5937, Page 475, Book 5937, Page 477, Book 6002, Page 537, Book 6002, Page 539, Book 6002, Page 547, Book 6181, Page 154 and Book 11401, Page 422, in the Register's Office for Davidson County, Tennessee; (6) Restriction contained in deed of record in Book 4800, Page 254, in the Register's Office for Davidson County, Tennessee; (7) All matters of record in Plat Book 5200, Page 521 and Plat Book 6900, Page 815, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all terms and provisions of the Master Deed, Restrictions, and By-Laws, of record in Book 5753, Page 562, amended in Book 5955, Page 703 and Book 6003, Page 212, Book 5851, Page 779, amended in Book 5857, Page 371, Book 5857, Page 372, re-recorded in Book 5857, Page 502, Book 5869, Page 814, Book 5884, Page 534, Book 5903, Page 149, Book 5931, Page 508, Book 5970, Page 828, Book 6058, Page 828, Book 6081, Page 130, Book 9082, Page 873, Book 5851, Page

793, amended in Book 5857, Page 373 and Book 5884, Page 566, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 1311 Quail Valley Road, Nashville, TN 37214
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 29th day of April, 2022.

Kelly A. Young
Kelly A. Young

Troy S. Young
Troy S. Young

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kelly A. Young and Troy S. Young, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 29th day of April, 2022.

Notary Public

My Commission Expires:

1/3/23

JAMIE C POLK
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY