Karen Johnson Davidson County
Batch# 850133 DEEDWARR
05/03/2022 02:23:47 PM 2 pgs
Fees: $13.00 Taxes: $1,628.00
20220503-0051420

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$440,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
29th DAY OF April ,2022.

NOTARY PUBLIC:
MY COMMISSION EXPIRES:
(AFFIX SEAL)

FRANCES RUDY NOTARY PUBLIC STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5105 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 060
Jay Levin 731 Arbor Trace Circle Nashville, Tennessee 37207	SWBC 9311 San Pedro #100 San Antonio, TX 78216	GROUP 00 0A PARCEL 014.00

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Evan D. Young and Donna M. Young, husband and wife

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Jay Levin, an unmarried man

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 14, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Magnolia East, a Horizontal Property Regime with Private Elements of record in Instrument No. 20160726-0076751 and amended in Instrument No. 20161013-0108361 and being shown on Plat attached thereto as Exhibit "B", 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 Evan D. Young and Donna M. Young, husband and wife by deed from CAM Properties, LLC, A Tennessee limited liability Company dated March 25, 2020 and recorded in Instrument No. 20200330-0033987, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) 2022 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **731 Arbor Trace Circle, Nashville, Tennessee 37207.**

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 0-VRES-22-731

WITNESS my hand and official seal at office this 22 day of April, 2022.

Evan D. Young

Donna M. Young

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Evan D. Young and Donna M. Young, with whom I am personally acquainted, (or who 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, at office, this 22 day of April, 2022.

NOTARY PUBLIC

My Commission Expires:

My Commission Expires
January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027