This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite 102
Nashville, TN 37212
File Number: 4-17339-TC

Karen Johnson Davidson County
Batch# 873930 DEEDWARR
06/17/2022 03:59:30 PM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20220617-0070011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Jill Neely
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $420,000.00.

Affiant

Subscribed and sworn to before me, this the 9th day of June, 2022.

Notary Public
My Commission Expires: 01-06-2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Zachary Leonard 3212 Jonesboro Drive Nashville, TN 37214	NEW OWNER 3212 JONESBORO DRIVE NASHVILLE TN 37214	096 15 0 061.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Kenneth L. Young and wife, Nancy E. Young**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Zachary Leonard, a single man**, hereinafter called the Grantee, his 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 Lot No. 64 on the Plan of Hickory Bend, Section 3, as of record in Book 3600, Page 42, Register's Office for said County, as amended by Instrument of record in Book 3972, Page 744, said Register's Office, to which said plan and book reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Kenneth L. Young and wife, Nancy E. Young, by Warranty Deed from Metropolitan Nashville Airport Authority, of record in Book 8512, Page 47, in the Register's Office for Davidson County, Tennessee, dated December 18, 1991, and recorded on December 20, 1991.

This is improved property located at: **3212 Jonesboro Drive, Nashville, TN 37214**

This conveyance is made subject to 1) Property taxes for the year **2022** a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) 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 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9th day of June, 2022.

GRANTOR:

Nancy E. Young

Kenneth L. Young

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Nancy E. Young and Kenneth L. Young, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 9th day of June, 2022.

CHARLES D LIGHTSEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Allison Taylor, 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 JUNE 9, 2022.

Date

Affiant Signature

6/14/2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 14 day of June, 2022.

Notary's Signature

My Commission Expires: 1/3/23

Date

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary's Seal (if on paper)