When recorded, return to:
Tennessee Title Services
720A South Church Street
Murfreesboro, TN 37130
File Number: _____

This instrument prepared by:
Momentum Title, LLC
630 W. Burton Street
Murfreesboro, TN 37130
File Number: 3-18996-KP

Karen Johnson Davidson County
Batch# 919632 DEEDWARR
09/21/2022 12:34:30 PM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20220921-0105001

STATE OF TENNESSEE
COUNTY OF Montgomery

The actual consideration or value, whichever is greater, for this transfer is $430,000.00.

Affiant

Subscribed and sworn to before me, this the 16th day of September, 2022.

Notary Public
My Commission Expires: 8/15/2026

VICTORIA CAMARENA
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Christopher Hodges and Hannah Haynes 458 Old Towne Drive Brentwood, TN 37027	New Owner	160 16 0C 058.00

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 Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Abigail Grace Young, n/k/a Abigail Young Carpenter, a married woman,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Christopher Hodges, an unmarried man, and Hannah Haynes, an unmarried woman, as joint tenants**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to wit:

The land with all the buildings and improvements thereon, situated at Town of Brentwood, Davidson County, State of Tennessee, said premises being further described as follows:

Being Unit 58, The Terraces at Brentwood Chase, as shown on Plat of record in Instrument No. 20001103-0109137, in the Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Abigail Grace Young, an unmarried woman by Warranty Deed from Lindsay F. Ozga, an unmarried woman of record as Instrument No. 20160401-0030890 in the Register's Office for Davidson County, Tennessee, dated March 31, 2016 and recorded on April 1, 2016.

Nicholas Carpenter joins in this conveyance for the express purpose of conveying all his right, title and interest in the above described property through his marriage to Abigail Grace Young n/k/a Abigail Young Carpenter.

This is improved property located at: **458 Old Towne Drive, Brentwood, TN 37027**

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 16th day of September, 2022.

GRANTOR:

Abigail Grace Young n/k/a Abigail Young Carpenter

Nicholas Carpenter

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Abigail Grace Young n/k/a Abigail Young Carpenter and Nicholas Carpenter, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 16th day of September, 2022.

JAKE MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-24-22

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 9/16/2022.

Affiant Signature

9/21/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 9/21/2022.

Notary Public

My Commission Expires: 5.2323

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON