Karen Johnson Davidson County
Batch# 936078 DEEDWARR
10/31/2022 03:58:30 PM 3 pgs
Fees: $18.00 Taxes: $3,367.00
20221031-0117620

WARRANTY DEED

NICOLE YURJEVICH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

W-TC-22-5729

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $910,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF OCTOBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 3/29/25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Luba Frank	Fifth Third Bank	
(NAME)	(NAME)	103-09-0-023.00
5729 Stoneway Trl	5001 Kingsley Dr	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Cincinnati, OH 45227	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHRISTOPHER ALLEN YOUNG, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LUBA FRANK,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 35 on the Plan of Hillwood Park, of record in Plat Book 3300, Page 27, 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 Christopher Allen Young, unmarried by Warranty Deed from Zvi Manas (F/K/A Howard Lewis Manas), married of record in Instrument No. 20141015-0095161 Register's Office for Davidson County, Tennessee, dated October 13, 2014 and recorded on October 15, 2014.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years.
- All matters shown on the Plan of record in Plat Book 3300, Page (s) 27 and 28, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3312, Page 104, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is improved property known as: 5729 Stoneway Trl. Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 27th DAY OF OCTOBER, 2022.

Christopher Allen Young by Paul Hinman
Christopher Allen Young by Paul Hinman
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL HINMAN, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of CHRISTOPHER ALLEN YOUNG, and who acknowledged he/she/they executed the same as the free act and deed of the said CHRISTOPHER ALLEN YOUNG.

Witness my hand and official seal, this the 27th of October, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 October 27, 2022.

J. Carlton Drumwright

October 27, 2022
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on October 27, 2022.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY