Karen Johnson Davidson County
Batch# 955517 DEEDWARR
12/28/2022 10:52:30 AM 3 pgs
Fees: $18.00 Taxes: $1,562.22
20221228-0133078

Name and Address of New Owner:
Benjamin Young and Holly Young

Send Tax Bills To:
Benjamin Young and Holly Young
1101 Highland Circle
Madison, TN 37115

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 042-04-0-017

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Danny Blades, and wife, Mary R. Blades, fka Mary R. Buchheit, a married couple,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Ben Young and Holly Mckayle Young, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

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. 89 on the Plan of Primrose Acres of record in Plat Book 2663, Page 106, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 89 fronts 83.4 feet on the Northerly side of Highland Circle and extends back 421.4 feet on the Easterly line and 374.3 feet on the Westerly line to a dead line measuring 185.7 feet thereon.

Being the same property conveyed to Danny Blades and wife, Mary R. Buchheit by Deed dated March 30, 2020 from Nathanael Dryden and Rebecca Dryden, husband and wife, recorded March 31, 2020 in Instrument No. 20200331-0034717 in the Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 22nd day of December, 2022.

_____(SEAL)
Danny Blades

_____(SEAL)
Mary R. Blades fka Mary R. Buchheit

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of December, 2022, before me personally appeared Danny Blades and Mary R. Blades, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 22nd day of December, 2022.

_____
Notary Signature
My commission expires:

MARY E. JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $422,222.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
22nd day of December, 2022.

_____
Notary Public
My commission expires:_____
File No. 2022-5530-MJ

CASSIE ANNE STARLING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-19-2025

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 12/22/2022.

Date

Affiant Signature

12/22/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 22 day of December, 2023.

Notary's Signature

My Commission Expires: 5/24/25

Date

Notary's Seal

