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Karen Johnson Davidson County
Batch# 963204 DEEDWARR
01/23/2023 08:06:28 AM 2 pgs
Fees: $13.00 Taxes: $388.50

20230123-0004856

WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Jennifer Young
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of January, 2023

I. DYKE TATUM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public I. Dyke Tatum

MY COMMISSION EXPIRES: 5/5/2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Equitable Trust Company Trustee of Throckmorton Manor Trust u/a/d January 10, 2018	Equitable Trust Company Trustee of Throckmorton Manor Trust u/a/d January 10, 2018	143-06-0A-029.00-CO
(NAME)	(NAME)	
4400 Harding Pike, Ste 310	4400 Harding Pike, Ste 310	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Jennifer R. Young and Jimmie L. Young, wife and husband,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Equitable Trust Company Trustee of Throckmorton Manor Trust u/a/d January 10, 2018,** 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 Lot No. 29 on the Plan of Phase One, Harpeth Trace Estates of record in Plat Book 5200, Page 125, 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 Jennifer R. Young and Jimmie L. Young, wife and husband by deed dated December 5, 2014 from Zvi Manas and Diane M. Manas, as tenants by the entirety of record in Instrument No. 20141208-0112323, Register's Office for Davidson County, Tennessee.

unimproved ☑

This is improved ☐ property, known as 113 Harpeth Trace Court, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Witness my/our hands this 20th day of January, 2023.

Jennifer R. Young

Jimmie L. Young

State of Tennessee
County of Davidson

On this 20th day of January, 2023, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Jennifer R. Young and Jimmie L. Young, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that they executed the within instrument for the purposes therein contained as their free act and deed.

Witness my hand and official seal this 20th day of January, 2023.

Notary Public I. Dyke Tatum
My Commission Expires: May 05, 2025

File No.: 23-Throckmorton

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN