Karen Johnson Davidson County
Batch# 997343 DEEDWARR
04/28/2023 10:08:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20230428-0031409

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF April, 2023.

Notary Public

MY COMMISSION EXPIRES: 10/16/2024
(AFFIX SEAL)

TIARRA GRAYMAN NOTARY PUBLIC STATE OF TENNESSEE MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2023-GTE-88

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Sydney Nicole Youngman	Sydney Youngman	072 09 0 067.00
(NAME)	(NAME)	
1510 Jewel Street	874 Youngs Ln	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville TN 37207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Heather Thacker, an unmarried woman** (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Sydney Nicole Youngman, an unmarried woman** (the "**Grantee(s)**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described as follows (the "**Property**"), to-wit:

Land in Davidson County, Tennessee, being Lot No. 12, on the plan of Dan Leech Subdivision, of record in Book 1424, Page 70, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the Westerly margin of Jewel Street, at the common corner of Lots 12 and 13; thence with the line between said lots, Westerly 169 feet to a point in the line of Lot 11; thence with the line between lots 11 and 12, Southerly 71 feet to a point in the Northerly margin of Ward Street; thence with the margin said Street, Easterly 144.2 feet to the beginning of a curve; thence around said curve, Northeasterly 31.4 feet to a point in the Westerly margin of Jewel Street; thence with the margin of the same Northerly 65 feet to the beginning.

Included in the hereinabove legal description, however, expressly excluded from this conveyance is property described in Book 4144, Page 330, said Register's Office.

Being the same property conveyed to Heather Thacker, unmarried woman, by Warranty Deed from IRA Innovations, LLC f/b/o IRA #32RO14609, formerly known as Entrust Tennessee f/b/o IRA #32RO14609, of record in Instrument No. 20180827-0084688, in the Register's Office of Davidson County, Tennessee, dated August 23, 2018, and recorded on August 27, 2018.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2024 and subsequent years, a lien not yet due and payable, (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) any building restrictions, (6) any unrecorded easements, or those imposed by operation of law, and (7) all other matters of public record.

This is improved property located at 1510 Jewel Street, Nashville, TN 37207.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantee(s), their successors and assigns, in fee simple forever.

Grantor covenants with Grantee(s) that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantee(s) that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds himself, and his heirs and assigns, to warrant and forever defend the title to the Property to Grantee(s), their successors and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 25th day of April, 2023.

GRANTOR:

Heather Thacker

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Heather Thacker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 25th day of April, 2023.

ELIZABETH LEONBERGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-17-2024

Notary Public

My Commission Expires: 3.17.24

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 4/25/2023.

Affiant Signature

4/26/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 4/26/2023.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON