THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 1005650 DEEDWARR
05/19/2023 02:36:30 PM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20230519-0037892

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Brian R. Young and Melissa W. Young 2414 Springview Drive Nashville, TN 37214	Owner	095-11-0-159.00

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Jonathan Anthony Wright, Robert Scott Wright (both individually and as Executor of the Estate of Marjorie Gilbert Callahan, deceased), and Kitty Wright Martin**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Brian R. Young and Melissa W. Young, husband and wife**, hereinafter called the Grantees, their heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being **Lot No. 46** on the Plan of Merry Oaks, Section 2, of record in Plat Book 2133, page 8, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Marjorie G. Callahan by Warranty Deed from Bryan C. Kelley of record on 02/07/2013, at Instrument Number 20130207-0012907, Davidson County Register of Deeds. Marjorie G. Callahan is now deceased. Her estate is probated under File No. 23P60 at the Circuit Court of Davidson County, Tennessee (Probate Division). Being further conveyed to Jonathan Anthony Wright, Robert Scott Wright, and Kitty Wright Martin by Executor's Deed of record on 03/02/2023, at Instrument Number 20230302-0015069, Davidson County Register of Deeds. Marjorie G. Callahan and Marjorie Gilbert Callahan are the same person.

This property is commonly known as 2414 Springview Drive, Nashville, TN 37214*
*Note that a street address is not, and is not part of a legal description.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all 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 GRANTEE, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands, this 12 **day of May, 2023**:

Jonathon A. Wright

Robert S. Wright, Individually and as Executor of the Estate of Marjorie Gilbert Callahan, deceased

Kitty Wright Martin

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jonathon Anthony Wright , Robert Scott Wright, and Kitty Wright Martin,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 12 day of **May, 2023:**

Notary Public

My Commission Expires: 11/2/2026

SUSAN L ELLIOTT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-2-2026

STATE OF Tennessee)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Robert Scott Wright**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged himself/herself to be the **Executor** of **The Estate of Marjorie Gilbert Callahan**, the within named bargainor, and further acknowledged that such person executed the foregoing instrument in behalf of **The Estate of Marjorie Gilbert Callahan** for the purposes therein contained.

Witness my hand and official seal on this the 12 day of **May, 2023:**

NOTARY PUBLIC

My Commission Expires: 11/2/2026

SUSAN L ELLIOTT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-2-2026

STATE OF TENNESSEE

COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$415,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 12 DAY OF May, 2023:

Notary Public

My Commission Expires: 11/2/2026

SUSAN L ELLIOTT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-2-2026

Certificate of Authenticity
for Electronically Filed Document

I, Lori Warren, 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 5-18-23 (date of document).

Date: _____

_____
Affiant Signature

State of Tennessee)
)
County of Williamson)

Sworn to and subscribed before me this 19th day of May, 2023.

_____
Notary's Signature

MY COMMISSION EXPIRES: 7-6-26

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JULY 6TH, 2026