Karen Johnson Davidson County
Batch# 1009282 DEEDWARR
05/31/2023 10:23:30 AM 4 pgs
Fees: $23.00 Taxes: $1,720.50
20230531-0040890

THIS SPACE FOR OFFICIAL USE ONLY

STATE OF TENNESSEE

COUNTY OF Montgomery

The actual consideration or value, whichever is greater, for this transfer is $ 465,000.00.

Affiant

Subscribed and sworn to before me, this the 30th day of May, 2023.

Notary Public

My commission expires: 8/15/26

STEVEN J HASTON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

This Instrument Prepared By:
TOWNSEND TITLE LLC
2684 TOWNSEND COURT SUITE A
CLARKSVILLE, TN 37043
File No. 2023-319

Address New Owner:
Richard D. Young and Deanna C. Young
1051 Jacobs Valley Road
Joelton, TN 37080

Send Tax Bills To:
New Owner

Map/Parcel No.
020-00-0-059

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Jason Case and Renee Case, husband and wife** ("GRANTOR") has bargained and sold, and by these presents does transfer and convey unto **Richard D. Young and Deanna C. Young, husband and wife** ("GRANTEE"), their heirs, successors and assigns forever, certain land in **Joelton, TN** being described more particularly in Exhibit A, attached hereto and incorporated herein by reference, together with all right, title, and interest of GRANTOR in and to any improvements, easements, alleyways, streets, and rights-of-way adjoining or abutting said land and any covenants and other rights appurtenant thereto (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the exceptions, limitations, restrictions, encumbrances, and other matters set forth herein. Notwithstanding anything to the contrary contained herein or in any exhibit hereto, GRANTOR makes no warranty as to the amount of acreage contained in the Property.

TO HAVE AND TO HOLD the Property, together with all appurtenances, estate, title, and interest thereto belonging, to GRANTEE, their heirs, successors and assigns forever. GRANTOR covenants with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR further covenants and binds them, their heirs, successors, representatives, and assigns to warrant and forever defend the title to the Property to GRANTEE, their heirs, successors and assigns forever, against the lawful claims of all persons whomsoever except for **2023** property taxes, restrictive covenants, easements and setback lines, as may be of record in the Register's Office for **Davidson** County, Tennessee and any other matters as set forth in Exhibit A, attached hereto and incorporated herein by reference.

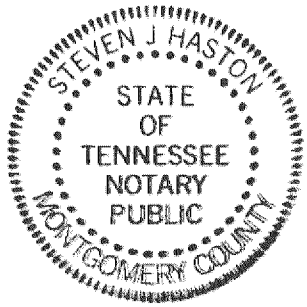
The words "Grantor" and "Grantee" shall include their respective heirs, successors and assigns where the context requires or permits. Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has signed this Instrument as of 25th day of May, 2023.

GRANTOR:

Jason Case

Renee Case



STATE OF TENNESSEE
COUNTY OF MONTGOMERY

On this 25th day of May, 2023, before me personally appeared Jason Case and Renee Case, 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 25th day of May, 2023.

Notary Signature
My commission expires: 8/15/26

EXHIBIT "A"

PROPERTY DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE:

BEING LOT NO. 5 ON THE PLAN OF JACOBS VALLEY, SECTION 3, OF RECORD IN INSTRUMENT NO. 20021010-0124310, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HERE MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

Being the same property conveyed to Jason Case and Renee Case, husband and wife, by Warranty Deed from Sandra K. Aaron Weakley, married, dated 01/27/11, recorded on 02/07/11, in Instrument Number 20110207-0010735, in the Register's Office for Davidson County, Tennessee.

Property Address: 1051 Jacobs Valley Road, Joelton, TN 37080

Certificate of Authenticity

I, Jonathan R. Vinson, 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 May 30, 2023.

Affiant Signature

Date May 31 , 2023

State of Tennessee

County of Montgomery

Sworn to and subscribed before me this 31st day of May, 2023.

Notary's Signature

My Commission Expires: Jan. 14, 2026

BRYCE W. LAZENBY
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Notary's Seal (if on paper)