Karen Johnson Davidson County
Batch# 1013852 DEEDWARR
06/12/2023 09.15 28 AM 2 pgs
Fees. $13 00 Taxes $13,135 00
20230612-0044293

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 230444299

STATE OF TENNESSI
COUNTY OF DAVIDS

The actual consideration or value, whichever is greater, for this transfer is: $3,550,000.00.

Todd Jackson
Affiant

Subscribed and sworn to before me, this 9th day of June, 2023.

HILLARY MONROE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-02-2024

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Russell Todd Young and Pamela Burgos Young, Trustees of the Russell Todd Young and Pamela Burgos Young Living Trust dated November 10, 2017, and any amendments thereto. 784 Brook Hollow Road Nashville TN 37205	NEW OWNER	Tax Parcel ID No. 102-15-0-109.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Native 2 LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Russell Todd Young and Pamela Burgos Young, Trustees of the Russell Todd Young and Pamela Burgos Young Living Trust dated November 10, 2017, and any amendments thereto.**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being a tract marked "Reserved" (Horton Heights) on The Plan of Brook Meade, Section II, of record in Plat Book 2133, Page 76, Register's Office for Davidson County, Tennessee, and part of a tract of the Hill Property, not of record, now referred to together as Lot No. 116 and described together according to a copy of a survey by Z. J. Wilkerson, Surveyor, June 30, 1955, and described according to a survey by John B. Kohl, III, dated June 10, 1986, as follows:

Beginning at a point in the Easterly margin of Brook Hollow Road at the common front corner of a Tract marked "Reserved" (Siegrist) (now known as Lot No. 115) and a tract marked "Reserved" (Horton Heights) the Southwest corner of the subject tract; thence with the line between said tracts and said line if extended South 70 Degrees 00 Minutes East 278.4 feet to an iron pin; thence North 20 Degrees East 148.8 feet to an iron pin; thence North 70 Degrees 278 feet to the Easterly margin of Brook Hollow Road, the Northwest corner of the subject tract; thence with said margin of said road, Southwardly 145 feet to the point of beginning.

Being the same property conveyed to Native 2, LLC, a Tennessee limited liability company by Warranty Deed from Christopher A. Barbour, an unmarried man of record in Instrument No. 20201007-0116199, Register's Office for Davidson County, Tennessee, dated September 30, 2020 and recorded on October 07, 2020.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2023, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 2133, Page 76, Register's Office for Davidson County, Tennessee.

This is improved property located at 784 Brook Hollow Road Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 executed this instrument on this 9th day of June, 2023.

Native 2 LLC, a Tennessee limited liability company

BY: _____
Mary Frances Evers, Member

BY: _____
Tate Harrison Lanford, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mary Frances Evers and Tate Harrison Lanford, with whom I am personally acquainted, and who upon oath acknowledged themselves to be the Members of Native 2 LLC, the within named bargainor, a Tennessee limited liability company, and that they as such Members, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by themselves as its Members.

Witness my hand, at office, this 9th day of June, 2023.

_____
Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Feb 28 2026