Karen Johnson Davidson County
Batch# 1017842 DEEDWARR
06/22/2023 01:38:30 PM 3 pgs
Fees: $18.00 Taxes: $1,739.00
20230622-0047561

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $470,000

Affiant Signature

Subscribed and sworn to before me on this the 22 Day of June 2023.

Notary Public

My Commission expires 05/21/2025

WHITNEY DUBOIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/21/2025
MAURY COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Gregory Scott Young and Claudia Guerrazzi Young
456 West Crest Drive
Nashville TN 37211

SEND TAX BILLS TO:
Gregory Scott Young and Claudia Guerrazzi Young
Same

MAP AND PARCEL NUMBER: Tax ID #: 16102007400 & 16102007500

WARRANTY DEED
23NT00621

Effective the 22 Day of June 2023 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Barbara Higgins as surviving tenants by the entirety, as to Parcel 1

Barbara J. Higgins, as residuary devisee under the last will and testament of Terry Mason Higgins, deceased, as to Parcel 2

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Gregory Scott Young and Claudia Guerrazzi Young, husband and wife.

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Parcel 1:

A tract or parcel of land, to wit:

Being Lot No. 22 on the Plan of McMurray Hills, as of record in Book 3700, page 5, Register's Office for Said County.

Said Lot No. 22 fronts 75 feet on the northeasterly side of Westcrest Drive, and extends back 202.9 feet on the northwesterly line and 133.5 feet on the southeasterly line, to a dead line in the rear on which it measures 101.7 feet.

Being the same property as conveyed to Terry Mason Higgins and wife, Barbara Higgins, as tenants by the entirety by Quitclaim Deed from Alan C. Housholder dated 11/14/1977 recorded 11/15/1977 in Book 5222, Page 300, Register's Office for Davidson County, Tennessee. Terry Mason Higgins died 07/03/2021, leaving Barbara Higgins as surviving tenant by the entirety.

Being the same property conveyed to Terry Mason Higgins by deed from Robert A. Graves and wife Marjorie E. Graves, dated 09/03/1971 and recorded 09/17/1971 as of record in Book 4537, page 554, Register's Office for Davidson County, Tennessee.

Parcel 2:

Land in Davidson County, Tennessee, being reserved Parcel "D" on the Plan of MacMurray Hills of record in Book 3700, Page 5, Register's Office for Davidson County, Tennessee.

Said reserved parcel "D" begins at a point in the northeasterly margin of Westcrest Drive between reserved parcel "D" and Lot No. 22, and extends thence northeasterly with the line between Lot No. 22, and reserved parcel "D" 133.5 feet to a point in the easterly margin of said subdivision; thence south 0° 50' west 62.4 feet to the concrete monument; thence south 0° 43' west 135.4 feet to a concrete monument in the northeasterly margin of Westcrest Drive, thence, with said margin of Westcrest Drive, northwesterly 146.8 feet to the point of beginning.

Being the same property conveyed to Barbara J. Higgins as residuary devisee under the last will and testament of Terry M. Higgins probated in the Davidson County probate court case no. 22P1214.

Being the same property conveyed to Terry M. Higgins from Andrew Ewing, Trustee, by Deed dated 03/22/1972 and recorded 03/28/1972 in Book 4587, page 582, Register's Office of said County.

Being part of the same property conveyed to Andrew Ewing, from Peerless Properties, Inc. of record in Book 3852 Page 643, Register's Office for Davidson County, Tennessee.

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 22 day of June, 2023

Barbara J. Higgins aka Barbara Higgins

State of TN)
County of Rutherford

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Barbara J. Higgins aka Barbara Higgins,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22 day of June, 2023.

Notary Public

My Commission expires: 9/7/24

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Holly Kay, 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 6/22/23.

Date

Holly Kay

Affiant Signature

June 22, 2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22 day of June, 2023

Notary's Signature

My Commission Expires: 05.21.2025

Date

Notary's Seal (if on paper)

WHITNEY DUBOIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/21/2025
MAURY COUNTY