Karen Johnson Davidson County
Batch# 1026564 DEEDWARR
07/14/2023 12:01:30 PM 3 pgs
Fees: $18.00 Taxes: $980.50
20230714-0054109

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 14th day of July, 2023.

(Affix Seal) Notary Public

My Commission Expires:

CASSIE ANNE STARLING NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 03-19-2025

2023-06-1035

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

**HALE TITLE AND ESCROW, LLC**
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

| Address of New Owners: | Send Tax Bills To: | Tax ID#: |
|---|---|---|
| Marnie Kelly<br>517 Brennan Lane<br>Franklin, TN 37067 | OWNER | Map/Parcel<br>181-02-0A-050.00-CO |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Emilee Puckett Youngblood, married, formerly known as Emilee C. Puckett**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Marnie Kelly, unmarried,** hereinafter called the GRANTEE, her heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Land in Davidson County, Tennessee, being Unit B-8, Lenox Creekside, Phase I, as established under Master Deed of record in Instrument No. 20060306-0025686, amended at Instrument No. 20060606-0066938, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Emilee C. Puckett, a single person by Warranty deed from Hans C. Nelson, an unmarried man of record in Instrument No. 20120625-0055519 Register's Office for Davidson County, Tennessee, dated June 20, 2012 and recorded on June 25, 2012.

This conveyance is subject to the following: Davidson County property taxes for the year 2023 and subsequent years, a lien not yet due or payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 8221 Lenox Creekside Drive, B-8, Nashville, TN 37013 .

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, her heirs and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and she does further covenant and binds herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

Ralph Cook Youngblood, III, husband of Emilee Puckett Youngblood, joins in the execution of this conveyance to convey all his right, title and interest he may have in the subject property by virtue of his marriage to Emilee Puckett Youngblood.

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.

Effective the 14 day of July, 2023:

Emilee Puckett Youngblood
Formerly known as Emilee C. Puckett

Ralph Cook Youngblood, III

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 14th day of July, 2023, before me personally appeared Emilee Puckett Youngblood and husband, Ralph Cook Youngblood, III, 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 14th day of July, 2023.

Notary Signature
My commission expires:

DONNA L SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 12-08-2024

## Certificate of Authenticity

I, Kathleen Hale McClellan, 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 7/14/23.

Date

Affiant Signature

7/14/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 14th day of July, 2023.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

ALLISYN G PINKSTON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-24-2025