Karen Johnson Davidson County
Batch# 1027155 DEEDWARR
07/18/2023 08:52:30 AM 3 pgs
Fees: $18.00 Taxes: $1,683.50
20230718-0055032

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $455,000.00

Affiant

Subscribed and sworn before me this the 17th day of July, 2023

Notary Public
My commission expires:

KATHLEEN HALE MCCLELLAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-16-2026

WARRANTY DEED

Address of New Owner:
Ralph Cook Youngblood, III and
Emilee Puckett Youngblood
2372 Somerset Valley Drive
Antioch, TN 37013

Send Tax Bill to:
NEW OWNER

Tax Information:
173-06-0B-017.00 CO

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, LESLIE MERCHANT SPEER AND RYAN DOYLE SHARPE, WIFE AND HUSBAND, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to RALPH COOK YOUNGBLOOD, III AND EMILEE PUCKETT YOUNGBLOOD, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 17, on the Final Plat, Cambridge Park Subdivision, Phases 2 & 3, of record in Instrument No. 20160609-0058582, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Leslie Merchant Speer and Ryan Doyle Sharpe, wife and husband, from Atkins & Associates Homebuilders, Inc., a Tennessee Corporation, by Warranty Deed dated December 17, 2022 of record in Instrument No. 20171227-0131332, Register's Office of Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2372 Somerset Valley Drive, Antioch, 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 Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, heirs 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 my hand this the 17th day of July, 2023.

Ryan Doyle Sharpe

Leslie Merchant Speer

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ryan Doyle Sharpe and Leslie Merchant Speer, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of July, 2023.

My commission expires: 9-7-26

Notary Public

BENJAMIN SEAMON
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

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 7/17/23.

Date

Affiant Signature

7/17/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 17 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