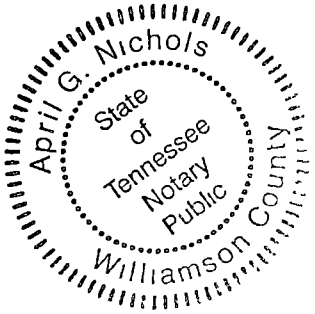
Karen Johnson Davidson County
Batch# 1028002 DEEDWARR
07/19/2023 09 59 57 AM 2 pgs
Fees. $13 00 Taxes. $2,331 00
20230719-0055464

WARRANTY DEED

2023-40



State of Tennessee

County of Davidson

THE ACTUAL CONSIDERATI
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$630,000 00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 16th day of June, 2023.

(Affix Seal) Notary Public
My Commission Expires. 6-24-2023

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO.
ANCHOR TITLE, LLC
3010 Poston Avenue,
Nashville, TN 37203

Address of New Owners	Send Tax Bills To:	Tax ID#
Nguyen Tran 910 Youngs Lane, Unit 18 Nashville, TN 37207	NEW OWNER	070.07-0U-018 00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Youngs Lane 18, LLC**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Nguyen Tran**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit

The land referred to in the Commitment is described as follows

Land in Davidson County, Tennessee, being Unit 18, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 910 Youngs Lane Town Homes, a Planned Unit Development, A Horizontal Property Regime with Private Elements of record as Instrument No 20210317-0035584, as amended in Instrument Number 20210601-0073258, and being shown on Plat attached thereto as Exhibit "C", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being the same property conveyed to 910 Youngs Lane, LLC, a Tennessee limited liability company, by a quick claim deed d Arnold Homes, LLC, a Tennessee limited liability company of record in Instrument #20210331-0042680, Register's Office, Davidson County, TN dated March 18, 2021, recorded March 31, 2021.

( ) unimproved
This is (X) improved property know as 910 Youngs Lane, Unit 18, Nashville, TN 37207

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their 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/our hand(s) this 16th day of June, 2023

Youngs Lane 18, LLC,
By: Norma Crow, Managing Member

State of Tennessee)
County of Davidson)

Before me, the undersigned authority of the state and county mentioned, personally appeared Norma Crow, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Managing Member (or other officer authorized to execute the instrument) of Youngs Lane 18, LLC, the within named bargainor, a limited liability company, and that such president or officer as such Managing Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the a limited liability company as Managing Member

Witness my hand and seal this 16th day of June, 2023

NOTARY SIGNATURE
Notary Expires: 6-24-2023

