Karen Johnson Davidson County
Batch# 1034027 DEEDWARR
08/03/2023 10:42:30 AM 3 pgs
Fees: $18.00 Taxes: $1,415.25
20230803-0060009

This Instrument Prepared by:
Legends Title Services, LLC
105 Industrial Drive, Ste. 7
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Barbara & Mark R. Youngdahl 209
Stoners Glen Court Hermitage, TN
37076

SEND TAX BILL TO:
Same as
New owner

MAP/PARCEL 075-15-0A-209.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Esther M. French, a widow, hereafter called the GRANTOR,** has bargained and sold, and by these presents, does transfer and convey unto **Barbara Youngdahl and Mark R. Youngdahl, wife and husband, hereafter called the GRANTEES,** their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot/Unit No. 209 on the Plan of Phase Three, Stoner's Glen of record in Plat at Instrument No. 20010726-0079444, and corrected in Instrument No. 20020319-0034160, 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 Fred K. French and wife, Esther M. French by Warranty deed from Frank Batson Homes, Inc. of record in Instrument No. 20021125-0145853 Register's Office for Davidson County, Tennessee, dated November 22, 2002, and recorded on November 25, 2002. Fred K. French died January 23, 2023. Fred K. French and Esther M. French remained married, without intervening divorce or legal separation from the time of acquisition of the property herein until the death of Fred K. French; therefore Esther M. French was the surviving tenant by the entirety to property herein.

This is improved property known as: **209 Stoners Glen Court, Hermitage, Tennessee 37076.**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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; and,

GRANTOR does covenant with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTOR does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES their heirs and assigns, against the lawful claims of all persons whomsoever.

Possession to be given 2nd day of August, 2023.

WITNESS MY HAND on this the 2nd day of August, 2023.

Esther M. French
Esther M. French

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Esther M. French, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he/she/they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seals at office this 2nd day of August, 2023.

NOTARY PUBLIC

JENNIFER JONES Notary Public At Large WILSON COUNTY, TN

My Commission Expires: 3-2-25

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $382,500.00 $382,500.00

AFFIANT

Subscribed and sworn to before me this the 2nd day of August, 2023.

NOTARY PUBLIC

My Commission Expires: _____

D. HARDWICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2027

File No: 230245

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Dawnielle Hardwick, 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 **August 2, 2023**.

Date

D Hardwick

Affiant Signature

August 3, 2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **3rd** day of **August**, 20**23**.

Notary's Signature

My Commission Expires: 7/11/2024

Date

Notary's Seal (if on paper)

