Karen Johnson Davidson County
Batch# 1034031 DEEDWARR
08/03/2023 10:50:30 AM 3 pgs
Fees: $18.00 Taxes: $1,831.50
20230803-0060018

Prepared by:
5 Star Title of Tennessee, LLC
Brentwood, TN 30727
File No. 2023-742

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is 495,000.00.

John R. Newton
Affiant

Subscribed and sworn to before me this 3rd day of August, 2023

Notary Public
My Commission Expires:_____

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

Address of New Owner:	Send Tax Bills to:	Tax Information:
John R. Newton	New Owner	187-05-0A-027-00
1151 Frewin St. Nolensville, TN 37135		

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

David B.Young, a married man

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

John R. Newton, an unmarried man

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Burkitt Springs, Phase 4B, of record in Instrument Number 20160802-0079556, 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 David B. Young and Hortense Young, unmarried, as Joint Tenants with Rights of Survivorship, by deed from Monica Vandenberg, unmarried dated September 27, 2018, filed for record on September 28, 2018, in Instrument Number 20180928-0096446

Hortense Young having become deceased on or about August 2, 2022; leaving David B. Young as surviving tenant by the entirety. Also being the same property in a Corrected Quitclaim Deed recorded July 22, 2023 in Instrument No. 20230711-0052847 and Scriveners Affidavit recorded July 27, 2023 in Instrument No. 20230727-0057977, Register's Office for Davidson County, Tennessee.

This being property, having never been the personal residence of grantor at any time, Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. Section 26-2-301 or other similar statue therein.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property and the address of the herein described property is believed to be 1151 Frewin Street, Nolensville, TN 37135, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 we do covenant with the 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, 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 GRANTEES, 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 hands this 2nd day of August, 2023.

David B. Young

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 2nd day of August, 2023, before me personally appeared David B. Young, 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 2nd day of August, 2023.

Notary Signature
My commission expires: 10/30/24

MICHELE MAZZANTI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON 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 AUGUST 2, 2023.

Date

Affiant Signature

8/3/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 3 day of AUGUST, 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