WARRANTY DEED

Karen Johnson Davidson County
Batch# 1051808 DEEDWARR
09/19/2023 02:28:30 PM 2 pgs
Fees: $13.00 Taxes: $1,480.00
20230919-0073682

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF Sept., 2023

Notary Public

MY COMMISSION EXPIRES: 4-13-2025

(AFFIX SEAL)

CHERIE FRANKLIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 04-13-2025

MST 2023-0961

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alan C. McNulty	Evolve Bank & Trust, an Arkansas Banking Corporation	146-04-0-032.00
(NAME)	(NAME)	
719 Harding Pl	PO Box 11733	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Newark, NJ 07101-4733	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Joseane C. Young, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alan C. McNulty, single man,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, described as follows: Being Lot No. 706, on the Plan of Caldwell Hall, Section X, of record in Book 3106, Page 79, Register's Office for Davidson County, Tennessee.

Said Lot No. 706 fronts 96.8 feet on the southerly side of Harding Road and extends back 160 feet on the easterly line and 190.24 feet on the westerly line, to a dead line in the rear on which measures 92.82 feet.

Included in the above description, but expressly excluded from conveyance is the portion of property that was conveyed to the State of Tennessee in Book 11419, Page 455, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Steven A. Young and wife, Joseane C. Young by Warranty Deed from Frozan Khan, unmarried of record in Instrument No. 20061208-0152024 Register's Office for Davidson County, Tennessee, dated November 30, 2006 and recorded on December 8, 2006.

Being the same property conveyed to Joseane C. Young by Quitclaim Deed from Steven A. Young of record in Instrument No. 20100429-0032488 Register's Office for Davidson County, Tennessee, dated April 15, 2010 and recorded on April 29, 2010.

Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2023, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 3106, Page 79, Register's Office for Davidson County, Tennessee. Restrictions of record in

Book 3339, Page 208, in the Register's Office for Davidson County, Tennessee. Conveyance to the State of Tennessee of record in Book 11419, Page 455, in the Register's Office for Davidson County, Tennessee.

This property, known as 719 Harding Pl, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/our hand(s) this 14th DAY OF SEPTEMBER, 2023.

Joseane C. Young

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Joseane C. Young, unmarried, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 14th day of September, 2023.

Notary Public

My commission expires: 3/23/27

Amelia Swanson State of Tennessee Notary Public Williamson County

(SEAL)

True Copy Certification

I, Yvette Meldrum, 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 Sept. 14, 2023.

Affiant Signature

Sept. 14, 2023

CHERIE FRANKLIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 04-13-2025

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 14 day of Sept. 2023.

Notary's Signature

MY COMMISSION EXPIRES: 4-13-25