This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road
Suite #130
Hendersonville, TN 37075
File Number: 9-2030-KS

STATE OF TENNESSEE
COUNTY OF
Montgomery

The actual consideration or value, whichever is greater, for this transfer is $555,000.00.

Affiant

Subscribed and sworn to before me, this the 17th day of October, 2023.

Notary Public
My Commission Expires: 9/15/27

TINA SHINN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Karen Johnson Davidson County
Batch# 1063102 DEEDWARR
10/20/2023 09:23:30 AM 3 pgs
Fees: $18.00 Taxes: $2,053.50
20231020-0082304

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Dan Drogosh and Amanda Arden 6247 North New Hope Road Nashville, TN 37076	New Owners	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Roberta H. Young, a single woman, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Dan Drogosh, an unmarried man, and Amanda Arden, an unmarried woman, joint tenants with right of survivorship, 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 the Twelfth Councilmanic District, Nashville, Davidson County, Tennessee, being Lot No. 2 on the Plat of Judah Subdivision of record in the Register's Office for Davidson County, Tennessee at Instrument No. 20110322-0022136.

Being the same property conveyed to Alson A. Young and wife, Roberta H. Young, by Quitclaim Deed from Alson A. Young and wife, Roberta H. Young, and Sustainable Enterprises, Inc., a Tennessee For-Profit Corporation, of record in Instrument No. 20110607-0043560, in the Register's Office of Davidson County, Tennessee, dated May 12, 2011 and recorded on June 07, 2011. The said Alson A. Young died on January 28, 2017, leaving Roberta H. Young as surviving tenant by the entirety.

Being part of the same property conveyed to Alson A. Young and wife, Roberta H. Young, by Warranty Deed from India 3, LLC, of record in Instrument No. 20091208-0112141, in the Register's Office of Davidson County, Tennessee, dated November 13, 2009 and recorded on December 08, 2009.

This is improved property located at: 6247 North New Hope Road, Nashville, TN 37076.

This conveyance is made subject to 1) Property taxes for the year 2024, and thereafter, a lien not yet due and payable. The 2023 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of October, 2023.

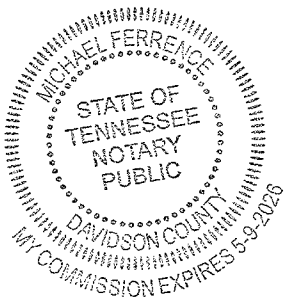
GRANTOR:

Roberta H. Young

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Roberta H. Young, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 17th day of October, 2023.



Notary Public
My Commission expires: _____

Certificate of Authenticity

I, Joshua A. Terry, 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 10/17/23.

Affiant Signature – Joshua A. Terry

10/19/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 10/19/23

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-24