WARRANTY DEED

Karen Johnson Davidson County
Batch# 1072228 DEEDWARR
11/15/2023 01:57:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20231115-0089137

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF NOVEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 9/15/27 (AFFIX SEAL)

TINA SHINN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

JM-R-23-1058

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBER (S)
Caroline Young and Carol Young	**NEW OWNER**	
(NAME)	(NAME)	**128-12-0C-064.00-CO**
1058 Woodbury Falls Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **SHARON LOWE, MARRIED**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CAROLINE YOUNG, AN UNMARRIED WOMAN, AND CAROL YOUNG, A MARRIED WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 1058 on the Plan of Woodbury Homes, Phase I, as shown on the Plat recorded as Exhibit "E" of the Declaration of Covenants, Conditions and Restrictions establishing Woodbury Townhomes, Phase I of record in Instrument Number 20060310-0028278, as amended in Instrument Number 20080201-0010772, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said Unit.(Subject property is a part of the property shown on the Boundary Plat of record in Instrument No. 20050216-0017693, said Register's Office.)

Being the same property conveyed to Sharon Lowe, an unmarried woman by Warranty deed from Mark Young, an unmarried man of record in Instrument No. 20180604-0052930 Register's Office for Davidson County, Tennessee, dated May 31, 2018 and recorded on June 04, 2018.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years.
- Boundary Plat of record as Instrument Number 20050216-0017693, Register's Office of Davidson County, Tennessee.
- Covenants, Conditions and Restrictions Establishing Woodbury Townhomes, Phase I, with By-Laws appended thereto, of record in Instrument Number 20060310-0028278, as amended in Instrument Number 20080201-0010772, Register's Office for Davidson County, Tennessee.
- Charter of Woodbury Townhomes Homeowners Association, Inc. of record in Instrument Number 20060309-0027744, in the Register's Office for Davidson County, Tennessee.
- Plan attached as Exhibit "E" to the Declaration of Covenants, Conditions and Restrictions Establishing Woodbury Townhomes, Phase I, of record in Instrument Number 20060310-0028278, as amended in Instrument Number 20080201-0010772, Register's Office of Davidson County, Tennessee.
- Sanitary Sewer and Utility Easements of record in Book 5074, Page 856 and Book 5074, Page 945, in the Register's Office for Davidson County, Tennessee.
- Conveyance of State of Tennessee of record in Book 8083, Page 534, Book 8083, Page 541 and Book 8083, Page 547, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20050118-0005578, in the Register's Office for DavidsonCounty, Tennessee.
- Easement Agreement of record in Instrument Number 20120810-0071791, in the Register's Office for DavidsonCounty, Tennessee.
- Storm Water Detention Agreement recorded at Instrument No. 20061023-0017693, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This **is improved** property known as: **1058 Woodbury Falls Dr, Nashville, Tennessee 37221**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 13th DAY OF NOVEMBER, 2023.

Sharon Lowe

James Bristol by Sharon Lowe Attorney-In-Fact

James Bristol by Sharon Lowe as Attorney in Fact

James Bristol, spouse of Sharon Lowe, hereby joins in this conveyance and does transfer and convey any and all marital interest James Bristol may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHARON LOWE the within named bargainor, 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, this the 13th of November, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHARON LOWE, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JAMES BRISTOL, and who acknowledged he/she/they executed the same as the free act and deed of the said JAMES BRISTOL.

Witness my hand and official seal, this the 13th of November, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

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 11/13/23.

Affiant Signature – Joshua A. Terry

11/15/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 11/15/23.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27