Karen Johnson Davidson County
Batch# 1074605 DEEDWARR
11/22/2023 01:50:30 PM 3 pgs
Fees: $18.00 Taxes: $1,886.63
20231122-0091138

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-16654-2023

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $509,900.00.

Joycelyn Johnson
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of November, 2023.

NOTARY PUBLIC

My commission expires: ____

DAVID P. WEBBER NOTARY PUBLIC TENNESSEE My Comm. Exp. October 20, 2026 COUNTY OF WILLIAMSON

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joycelyn A. Johnson 910 Youngs Lane, Unit 7 Nashville, TN 37207	Same address as new owner	070 07 0U 007.00

FOR AND IN CONSIDERATION of the sum of FIVE HUNDRED NINE THOUSAND NINE HUNDRED AND 00/100 Dollars ($509,900.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **910 YOUNGS LANE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **JOYCELYN A. JOHNSON, AN UNMARRIED WOMAN**, hereinafter called the Grantee, her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land situated in Davidson County, Tennessee, being Unit No. 7, as established in Declaration of Covenants, Conditions and Restrictions for 910 Youngs Lane Townhomes, a Horizontal Property Regime with Private Elements of record at Instrument No. 20210317-0035584, and First Supplement of record at Instrument No. 20210601-0073258, in the Register's Office of Davidson County, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to 910 Youngs Lane LLC, a Tennessee limited liability company by Quitclaim Deed from Arnold Homes, LLC, a Tennessee limited liability company of record in Instrument No. 20210331-0042680 Register's Office for Davidson County, Tennessee, dated March 18, 2021 and recorded on March 31, 2021.

This conveyance is made subject to all matters as shown on the Declaration of Covenants, Conditions and Restrictions for 910 Youngs Lane Townhomes, a Horizontal Property Regime with Private Elements of record at Instrument No. 20210317-0035584, and First Supplement of record at Instrument No. 20210601-0073258; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known as: 910 Youngs Lane, Unit 7, Nashville, TN 37207.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, her heirs and assigns, forever.

The undersigned covenant with the said Grantee that it is lawfully seized and possessed of said real estate; that it has a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties and which taxes are being paid at closing.

The undersigned further covenant and bind itself, its successors and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS ITS HANDS, this 22nd day of November, 2023.

GRANTOR:

910 Youngs Lane, LLC, a Tennessee Limited Liability Company

By: _____
Randy Arnold, Sole Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 22nd day of November. 2022, before me, appeared Randy Arnold, personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the sole member of 910 Youngs Lane, LLC, a Tennessee limited liability company, and that said instrument was signed on behalf of said 910 Youngs Lane, LLC and said Randy Arnold acknowledged said instrument to be the free act of deed of 910 Youngs Lane, LLC.

WITNESS my hand and seal, this the 22nd day of November, 2023.

_____
Notary Public

DAVID WEBBER
Printed Notary Name

My commission expires: _____

DAVID P. WEBBER
TENNESSEE NOTARY PUBLIC
My Comm Exp. October 20 2026
COUNTY OF WILLIAMSON

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 Nov 22, 23 (date of document).

Jennifer L. Pennell

Nov. 22, 23
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 22 day of Nov, 2023.

Notary's Signature

My Commission Expires: _____

Notary's Seal

