Prepared By & Return To:
Southern Title, LLC
383 East Main Street, Ste 110
Hendersonville, TN 37075
23-0351

Karen Johnson Davidson County
Batch# 1078330 DEEDWARR
12/05/2023 10:32:30 AM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20231205-0093798

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 290,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4th day of December, 2023

Notary Public

Commission Expires: 10/04/2027

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/04/2027
COUNTY OF DAVIDSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Rosy, LLC 1110A North 6th Street Nashville, TN 37207	NEW OWNER Same	082-04-0-012.00

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, I/WE,

Robert A. Young, unmarried and Vanessa M. Young, married

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Rosy, LLC, a Tennessee Limited Liability Company

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, being the southerly 22 feet of Lot No. 135 and the northerly 18 feet of Lot No. 136, on the Plan of Oakwood Park, as of record in Book 421, Page 12, Register's Office for Davidson County, Tennessee.

Said parts of Lots Nos. 135 and 136 fronts together 40 feet on the westerly side of North 6th Street and run back between parallel lines 165 feet to an alley in the rear.

BEING the same property conveyed to Robert Lee Young by Installment Deed from Maurice G. Crockett, unmarried, dated 8/2/1980 and recorded 8/14/1980 in Book 5637, Page 223, Register's Office for Davidson County, Tennessee. The said Robert Lee Young having since died testate on December 13, 2021, conveying his interest to Robert A. Young and Vanessa M. Young pursuant to Order to Admit Last Will and Testament to Establish a Muniment of Title to Real Property recorded in Instrument No. 20220804-0088714, and Last Will and Testament of record in Instrument No. 20220804-0088715, Register's Office for Davidson County, Tennessee.

Subject property is not the principal residence of the grantor, nor the grantor's spouse.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1106 North 6th Street Nashville, TN 37207.

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

Dated this the 4th day of December, 2023.

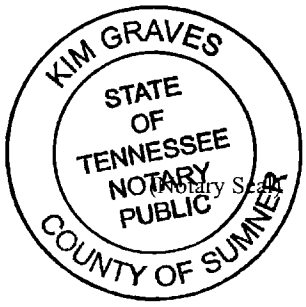
Robert A. Young

Vanessa M. Young

STATE OF TENNESSEE
COUNTY OF SUMNER

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

Witness my hand and official seal at Hendersonville, Tennessee this 4th day of December, 2023.



(Notary Seal)

Notary Public
My Commission Expires: 8-20-24

Record and Return To:
COMMERCE TITLE & ESCROW, LLC
101 Lea Avenue
Nashville, TN 37210
File No.: RES-23-1106

Certificate of Authenticity

I, Tiffany Rooker, 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 December 5, 2023.

Tiffany Rooker
Affiant Signature

12/5/23
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 5 day of December, 2023.

Notary's Signature

My Commission Expires: 10/04/2027

Notary's Seal

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/04/2027
COUNTY OF DAVIDSON