Karen Johnson Davidson County
Batch# 1086379 DEEDWARR
12/29/2023 08:07:30 AM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20231229-0099930

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00

Marjorie L Young by James R. Young Attorney in fact
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 21st DAY OF December, 2023.

Notary Public

MY COMMISSION EXPIRES 5/13/25
(AFFIX SEAL)

OFFICIAL STAMP
KAYDIE MAE SLEEZER
NOTARY PUBLIC-OREGON
COMMISSION NO. 1012412
MY COMMISSION EXPIRES MAY 13, 2025

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Travis Chaney and Christine Chaney	~~NEW OWNER~~ BH	
(NAME) 18 Stone Creek Park	old National (NAME) Bank 1 main Street	104-10-0-256.00
(ADDRESS) Owensboro, KY 42303	(ADDRESS) Evansville, IN 47708	
(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, I, **MAJORIE L. YOUNG, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TRAVIS CHANEY AND CHRISTINE CHANEY, HUSBAND AND WIFE**, 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 Lot No. 2A on the Zone Lot Division, on the First Revision of Westview of record in Plat Book 5200, Page 786, in the Register's Office for Davidson County, Tennessee, and being the southerly unit of Lot No. 2 on the Plan of Westview of record in Book 5800, Page 393, Register's Office for Davidson County, Tennessee, and more particularly described as follows: Fronting 24.07 feet on the Westerly side of 32nd Avenue South and running back between lines 175.04 feet on the Southerly side and 176.94 feet along a broken line on the Northerly side to a dead line in the rear measuring 37.44 feet.

Being the same property conveyed to Carlton R. Young and wife, Marjorie L. Young by Warranty Deed from Jane C. Grams, unmarried, of record in Book 8093, page 676, Register's Office for Davidson County, Tennessee, dated April 20, 1990. Carlton R. Young died on or before May 21, 2023, vesting title solely in Marjorie L. Young as the surviving tenant by the entirety.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 2119 32nd Avenue South, Nashville, TN 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

CH2023-1366

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 hand this 21st day of December, 2023

Marjorie L. Young
MAJORIE L. YOUNG by James Russell Young
Attorney in fact
BY: _____

JAMES RUSSELL YOUNG, ATTORNEY IN FACT

STATE OF ~~TENNESSEE~~ OR
COUNTY OF ~~DAVIDSON~~ Jackson

On this 21st day of December, 2023, before me personally appeared James Russell Young, to me known to be the person who executed the foregoing instrument on behalf of Majorie L. Young and acknowledged that he executed the same as the free act and deed of Majorie L. Young.

Witness my hand and official seal this 21 day of Dec., 2023.

Commission expires:
5/13/25

_____
Notary Public

OFFICIAL STAMP
KAYDIE MAE SLEEZER
NOTARY PUBLIC-OREGON
COMMISSION NO. 1012412
MY COMMISSION EXPIRES MAY 13, 2025

CH2023-1366

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 22, 2023** (date of document).

Affiant Signature

December 28, 2023

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 28th day of December, 2023.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25