WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS$ 469,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 13th day of February, 2024

Notary Public

MY COMMISSION EXPIRES: 6-29-2027
(Affix Seal)

REBECCA MOSS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Karen Johnson
Batch # 1101794
02/16/2024 10:33:04 AM
Fees: $13.00 Taxes: $1,738.63

Davidson County
DEEDWARR
2 pgs

20240216-0010813

G24-007

THIS INSTRUMENT WAS PREPARED BY:
Creekside Title & Escrow, LLC, 104 Cherokee Road, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew V. Young		
8425 Whites Creek Pike	**Same as Owner**	**004-00-0-169.00**
Joelton, TN 37080		
(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,WE, ***Dallas Reynolds Realtor Inc.***, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY UNTO ***Matthew V. Young, Unmarried,*** 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:

The following is provided as an accommodation for informational purposes only and no insurance is provided over the following property address: 8425 Whites Creek Pike, Joelton, Joelton, TN 37080. Said property is being described as follows:

BEGINNING at an iron pin at about the center of a right of way, said pin being the most Northeast corner of this tract and the most Northwest corner of a tract of land owned by W.M. Adcock whose deed is found in Deed Book 682, Page 594, Register's Office for Davidson CountyTennessee, said pin being approximately 565 feet from the right of way of Whites Creek Pike and containing as follows: with the line of Adcock S 2 deg. 2' 5" W, 511.5 feet to a stone in the line of H.T. Wheeler, Jr., thence S 83 deg. 5' 25" W, 280 feet to an iron pin in the line of Wheeler, thence with a new line N. 15 deg. 45' 39" E 545.59 feet to an iron pin in the said right of way and in the line of Sue Garrett Suter, thence with the said right of way N 82 deg. 23' 15" E, 150.0 feet to the point of beginning, containing2.49 acres as per survey by Jack L. Head RLS Tenn. No. 670, dated August 22, 1990, and being a portion of the land conveyed to George Dugger, Sr. and Wife, Emma Lou Dugger, by Estella Dugger Reeder and Idella Dugger Thompson, heirs at law of Minnie Martin, by deed of record in Deed Book 2203, Page 23, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to George Dugger Jr. and Wife Carolyn Dugger by Quitclaim Deed from George Dugger Sr. and Wife Emma Lou Dugger dated 09/13/1990 and filed for record on 09/19/1990 of record in Book 8198, Page(s) 850-851, said Register's Office for said County.

Being the same property conveyed to Dallas Reynolds Realtor, Inc by Warranty Deed from Theresa Dugger Reynolds, Individually and as Executrix of The Estate of George Burton Dugger Jr., deceased filed under Case #23P1000, in the Circuit Court of Davidson County, Tennessee (probate division) dated 09/26/2023 and filed for record on 10/26/2023of record in Instrument No. 20231026-0083785, said Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record (3) all subdivision/condominium plats, assessments, covenants, bylaws, restrictions, declarations and easements of record (4) building restrictions, and (5) other matter of public record in the said Register's Office for said County.

This is: Unimproved ( )
Improved (x) Property, known as **8425 Whites Creek Pike, Joelton, TN 37080**
(House Number) (Street) (City or Town) (Zip Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, 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 our hands this 13th day of February, 2024.

Dallas Reynolds Realtor, Inc.

By: _____
Dallas Reynolds, President

STATE OF TENNESSEE
COUNTY OF Montgomery

Before me, The undersigned, a Notary Public within and for the State and County aforesaid personally appeared Dallas Reymolds, with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the President respectively of the Dallas Reynolds Realtor Inc, the within named bargainor, and corporation, and that he as such President, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Dallas Reynolds, as such President.

Witness my hand and official seal at office at Clarksville, TN 3:00 p.m. on this the 12th day of February, 2024.

My commission expires: 08-13-2025 Patti D. Carter
Notary Public

PATTI D. CARTER
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY