WARRANTY DEED

Karen Johnson Davidson County
Batch # 1164950 DEEDWARR
08/01/2024 01:59:06 PM 2 pgs
Fees: $13.00 Taxes: $1,803.75

20240801-0058506

JM-P-24-1051

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $487,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JULY, 2024.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

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)
Steven Campbell	**Guaranteed Rate, Inc.**	
(NAME)	(NAME)	
1051 Jacobs Valley Rd.	**3940 N. Ravenswood Avenue**	**020-00-0-059.00**
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	**Chicago, IL 60613**	
(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, **RICHARD D. YOUNG AND DEANNA C. YOUNG, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **STEVEN CAMPBELL, UNMARRIED,** 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 Lot No. 5 on the Plan of Final Plat of Section Three, Jacobs Valley of record in Plat at Instrument No. 20021010-0124310, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Richard D. Young and Deanna C. Young, husband and wife by Warranty Deed from Jason Case and Renee Case, husband and wife of record in Instrument No. 20230531-0040890 Register's Office for Davidson County, Tennessee, dated May 25, 2023 and recorded on May 31, 2023.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years.
- Plan of record as Instrument Number 20021010-0124310, Register's Office of Davidson County, Tennessee.
- Restrictions of record in Book 11119, Page 976, in the Register's Office for Davidson County, Tennessee.
- Right of Way Agreement of record in Book 3672, Page 417, in the 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: **1051 Jacobs Valley Rd., Joelton, Tennessee 37080**.

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 30th DAY OF JULY, 2024.

Richard D. Young

Deanna C. Young
by Richard D. Young, as Attorney in fact
Deanna C. Young
by Richard D. Young as Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RICHARD D. YOUNG, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of July, 2024.

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, Richard D. Young, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of DEANNA C. YOUNG, and who acknowledged he/she/they executed the same as the free act and deed of the said DEANNA C. YOUNG.

Witness my hand and official seal, this the 30th of July, 2024.

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