Name and Address of New Owner:
Nathan Young and Perla Young
310 Woodwind Ct
Nashville, TN 37214

Send Tax Bills To:
American Pacific Mortgage
3000 Lava Ridge Ct Ste 200
Roseville, CA 95661

Karen Johnson Davidson County
Batch# 1172082 DEEDWARR
08/19/2024 03:34:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20240819-0063574

This Instrument Prepared By:
Limestone Title, LLC
580 Franklin Road
Suite 203
Franklin, TN 37069

Map & Parcel No: 108-16-0-230

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Vivian R. Armstrong, a married woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Nathan Young and Perla Young, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Lying and being in Davidson County, Tennessee, and being Lot No. 166A on the Plan of Zone Lot Division, Percy Priest Woods, Section IV, of record in Book 6250, page 901, an amendment of Book 6250, page 356, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Vivian Armstrong, a married woman, from David R. Richardson and wife, Patricia B. Richardson by Warranty Deed dated October 11, 2021 and recorded November 19, 2021 in Instrument #20211119-0153966, said Register's Office.

Grantor herein makes oath that the within described property is neither his/her principal residence nor the principal residence of his/her spouse and/or dependents.

Property more commonly known as 310 Woodwind Court, Nashville, TN 37214.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 15th day of August, 2024.

(SEAL)
Vivian R. Armstrong

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 15th day of August, 2024, before me personally appeared Vivian R. Armstrong, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 15th day of August, 2024.

Notary Signature
My commission expires:

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $300,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 15th day of August, 2024.

Notary Signature
My commission expires:

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires October 25, 2026
WILSON COUNTY

Certificate of Authenticity

I, Celia Stewart Rouse, 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 8/15/24.

Date

Celia Stewart Rouse

Affiant Signature

8/15/24

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 15th day of August, 2024.

Taylor Johnson

Notary's Signature

My Commission Expires: 3/19/2025

Date

Notary's Seal

