RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTL-24537-24

Karen Johnson Davidson County
Batch# 1185070 DEEDWARR
09/23/2024 12:52:30 PM 3 pgs
Fees: $18.00 Taxes: $1,794.50
20240923-0073620

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $485,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ day of September, 2024.

NOTARY PUBLIC

My commission expires: 6-1-2025

BRYANT L GRANTHAM
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
MSQD Holdings, LLC 303 N. Horton Pkwy Chapel Hill, TN 37034	Same address as new owner	146-16-0-236

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED EIGHTY FIVE THOUSAND AND 00/100 Dollars ($485,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JEANNE M. YOUNGKINS, UNMARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **MSQD HOLDINGS, LLC**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

> Lying and being in Davidson County, Tennessee, and being Lot No. 2 on the Plan of Resubdivision of Lot 1042, Brentwood Hall, Section XIV, of record in Book 6200, page 469, 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 George L. Youngkins and wife, Jeanne M. Youngkins, from Joseph Lester Dudney and wife, Doris Taylor Dudney, by Warranty Deed dated October 3, 1986 and recorded October 6, 1986 in Book 7001, page 629, said Register's Office. The said George Youngkins having died April 30, 2009, leaving Jeanne M. Youngkins as surviving grantee.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 465 Manley Drive, Nashville, TN 37220

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and

title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HAND, this 23rd day of September, 2024

GRANTOR(S)

Jeanne M. Youngkins

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Jeanne M. Youngkins, 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 seal, this the 23rd day of September, 2024.

Notary Public

Bryant L. Grantham

Printed Notary Name

My commission expires: 6-1-2025

BRYANT L GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 Sept 23, 24 (date of document).

Jennifer L. Pennell

Sept 23, 24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 23 day of Sept, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal

