Karen Johnson
Batch # 1226163
01/14/2025 08:31:49 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20250114-0002742

QUIT CLAIM DEED

State of Tennessee, County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $00,000.00. (Conveyance between family.)

Richard G. Young Affiant

SUBSCRIBED AND SWORN BEFORE ME THIS 9 day of December, 2025.

Notary Public (SEAL)

My commission expires 5/9/2026

KARINA GARCIA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES 5-9-2026

THIS INSTRUMENT WAS PREPARED BY
John C. Leggett , PC P.O. Box 275, Calhoun, GA 30703 TN Bar No. 031856 NO OPINION / NO TITLE SEARCH

Mail to Grantees Richard and/or Tonia Young @ 732 Falcon Dr, Madison, TN 37115	Send tax bills to Richard and/or Tonia Young @. 732 Falcon Dr, Madison, TN 37115	Map/Parcel ID No. 42 02 23

THIS INDENTURE, made the 9 day of January in the year 2025, between **RICHARD G. YOUNG, a married man, aka Richard Graham Young**, as party of the first part, hereinafter called GRANTOR, and **RICHARD GRAHAM YOUNG and wife TONIA LYNN YOUNG**, as parties of the second part, hereinafter called GRANTEE (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: GRANTOR, for and in consideration of ten dollars ($10.00) and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever QUITCLAIM unto the said grantee the following described property located in Davidson COUNTY, TENNESSEE:

Lot 131 on the Plan of Bonnie-Brae Subdivision, Section 7, as shown by plat of record in Plat Book 4860, page 104 in the Register's Office of Davidson County, Tennessee, which plat by reference is incorporated herein for a more complete description of the lands herein conveyed.

Subject to any and all governmental zoning and subdivision ordinances or regulations is effect thereon.

Being the same lands conveyed to Grantor from David L. Kelley by Warranty Deed dated June 21, 1991, and of record in Deed Book 8383, Page 546 in the Register's Office of Davidson County, Tennessee. For prior title see Book 8276, page 780, said Davidson County Register's Office.

IN WITNESS WHEREOF, GRANTOR has signed and sealed this deed, the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness

RICHARD G. YOUNG., Grantor
(aka Richard Graham Young)

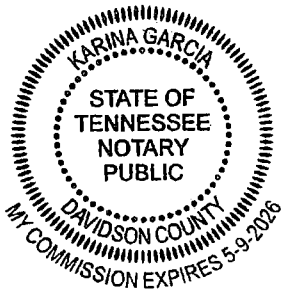
STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named RICHARD G. YOUNG (aka Richard Graham Young) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within document for the purposes therein contained.

WITNESS my hand and seal this 9 day of December, 2025.

SEAL



Notary Public
My Commission Expires: 5/9/2026