Karen Johnson Davidson County
Batch# 1243176 DEEDWARR
03/05/2025 02:11:30 PM 3 pgs
Fees: $18.00 Taxes: $872.83
20250305-0016678

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $235,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE ~~21st~~ 25th day of February, 2025.

NOTARY PUBLIC

My commission expires: 1/30/29

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
Celia Stewart Rouse, Attorney-at-Law
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Angel Haynes Young and John Young	Freedom Mortgage Corp.	060-11-0A-012.00 CO
(NAME)	(NAME)	
203 Greenbranch Ct.	951 Yamato Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Boca Raton, FL 33431	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Deri L. Plummer and Dustin Plummer, wife and husband,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **John Young and Angel Haynes Young, husband and wife**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 12, as shown on the map entitled Final Plat Section Two Pine Ridge, of record in Plat Book 6900, page 484, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being a portion of the property conveyed to DERI L. PLUMMER, by deed from JAMES BOOTH A/K/A JAMES M. BOOTH, of record as Instrument No. 20141217-0115601, dated December 17, 2014, said Register's Office.

This property is __unimproved _X_improved property known as: 203 Greenbranch Ct., Nashville, TN 37207.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 21st day of February, 2025.

Deri L. Plummer

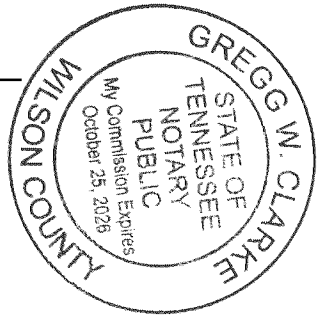
Dustin Plummer

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Deri L. Plummer and Dustin Plummer, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st day of February, 2025.

Notary Public
My Commission Expires:



Tennessee Certification of Electronic Document

I, Christine Hutchinson, do hereby make oath that I am a licensed attorney and/or thecustodian 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 02/21/25 (date of document).

Affiant Signature

02/28/25
Date

State of **Tennessee**

County of **Sumner**

Sworn to and subscribed before me this 28th day of February, 2025

Notary Public

My Commission Expires:

JENNIFER MCEWEN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-01-2025

NOTARY'S SEAL