Karen Johnson Davidson County
Batch# 1255819 DEEDWARR
04/02/2025 02:46:30 PM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20250402-0025188

WARRANTY DEED

JOHN W BISHOP STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 08-10-2027

JOHN W BISHOP STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

G-C-25-1055

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF APRIL, 2025.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

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)
Matthew Gallagher White and Ashley Megan West	**FirstBank**	
(NAME) **1055 Ashmore Drive**	(NAME) **722 Columbia Avenue**	**161-06-0A-073.00-CO**
(ADDRESS) **Nashville, TN 37211**	(ADDRESS) **Franklin, TN 37064**	
(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, **TARA YOUNG, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MATTHEW GALLAGHER WHITE AND ASHLEY MEGAN WEST, HUSBAND AND WIFE,** 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 Unit No. 73 on the plan of OAKHILL TOWNHOMES, as shown as Exhibit "A-1" to the Declaration of Protective Covenants, Conditions, Restrictions and Easements for OAKHILL TOWNHOMES of record as Instrument No. 20070614-0071397, as Supplemented in Instrument No. 20080325-0030014 and Instrument No. 20080709-0070601, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Tara Young, unmarried woman by Warranty Deed from Corinne Olivia Attwood, Married of record in Instrument No. 20171103-0113168 Register's Office for Davidson County, Tennessee, dated October 30, 2017 and recorded on November 03, 2017.

This conveyance is subject to:
- Taxes for the year 2025 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 4460, Page (s) 76 and 77, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record as Instrument Number 20070911-0108866, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Protective Covenants, Conditions, Restrictions and Easements for Oakhill Townhomes with By-Laws appended thereto, of record in Instrument Number 20070614-0071397, supplemented in Instrument No. 20080325-0030014 and Instrument No. 20080709-0070601, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of Oakhill Townhomes, as shown as Exhibit "A-1" to the Declaration of Protective Covenants, Conditions Restrictions and Easements for Oakhill Townhomes, of record as Instrument No. 20080325-0030014, Register's Office for Davidson County, Tennessee.
- Quitclaim Deed to HOA for Open Space/Common Areas of record in Instrument Number 20080909-0092190, in the Register's Office for Davidson County, Tennessee.
- Roadway Dedication of record in Book 6749, Page 459, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument Number 20070205-0014422, and Instrument No. 20070404-0040188, 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: **1055 Ashmore Drive, Nashville, Tennessee 37211**.

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 1st DAY OF APRIL, 2025.

Tara Young by Margaret Means, Attorney in Fact

Tara Young by Margaret Means,
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, Margaret Means, 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 TARA YOUNG, and who acknowledged he/she/they executed the same as the free act and deed of the said TARA YOUNG.

Witness my hand and official seal, this the 1st of April, 2025.

Notary Public
My Commission Expires: 1-22-29
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, **Tonya Cherry,** 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 this the 1 day of April, 2025.

Affiant Signature
Date 4-1-25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 1 day of April, 2025.

Notary's Signature
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028