WARRANTY DEED

Karen Johnson Davidson County
Batch # 1290608 DEEDWARR
06/26/2025 02:26:32 PM 2 pgs
Fees: $13.00 Taxes: $1,468.90

20250626-0050561

CHRISTY W VALLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $397,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 23 DAY OF June, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kimberly Ferrell and Hugh Birky	Union Home Mtg. Corp	
(NAME)	(NAME)	
3900 Valley Ridge Drive	8241 Dow Circle W	133 11 0 058.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Strongsville, OH 44136	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, GRANT YOUNG AND CARLEEN YOUNG, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KIMBERLY FERRELL AND HUGH BIRKY, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, and being all of Lot No. 13 on the Plan OF VALLEY VIEW MEADOWS, SECTION ONE, as shown by map of record in Plat Book 3500, Page 69, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Grant Young and Carleen Young, husband and wife, by Warranty Deed from Alexa Swager, a single woman, of record in Record Instrument No. 20210510-0062259, in the Register's Office of Davidson County, Tennessee, dated May 06, 2021 and recorded on May 10, 2021.

Kevin D. Montgomery herein signed as Attorney in fact for Grant Young and Carleen Young. Said Power of Attorney is of record Instrument No. 20250605-0044189 in the Registers office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 3900 Valley Ridge Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 20th day of June, 2025

Grant Young by

GRANT YOUNG

BY: KEVIN D. MONTGOMERY, ATTORNEY IN FACT

Carleen Young by

CARLEEN YOUNG

BY: KEVIN D. MONTGOMERY, 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, the within named Kevin D. Montgomery, to me known to be the person who executed the foregoing instrument on behalf of Grant Young and Carleen Young and acknowledged that he executed the same as the free act and deed of Grant Young and Carleen Young.

Witness my hand and official seal this 20th day of June, 2025.

Commission expires:

MICHELLE OSBORNE
STATE OF TENNESSEE NOTARY PUBLIC
MACON COUNTY
My Commission Expires 3/5/2029

Michelle Osborne

Notary Public

MO2025-723