This instrument prepared by:
Icon Title, LLC
9175 Carothers Parkway
Franklin, TN 37067
File Number: 11-6211-LV

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration or value, whichever is greater, for this transfer is $400,000.00.

Affiant

Subscribed and sworn to before me, this the 7th day of July, 2025.

Notary Public
My Commission Expires: _____

ALICIA JOHNSON
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 11-21-2027

Karen Johnson Davidson County
Batch# 1294636 DEEDWARR
07/08/2025 12:40:30 PM 4 pgs
Fees: $23.00 Taxes: $1,480.00
20250708-0053651

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Brent Young and Beth Garrison Young 4238 Hillsboro Pike Nashville, TN 37215	Brent Young and Beth Garrison Young 404 Athey Court Franklin, TN 37064	131 02 0H 006.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **George A. Wright and Roslyn K. Wright, husband and wife** (individually and/or collectively, "Grantor"), transfer and convey unto **Brent Young and Beth Garrison Young, husband and wife** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 4238, together with Parking Space(s) as specified on the Plat shown in the Master Deed, on the Plan of HILLSBORO QUARTERS CONDOMINIUMS, Phase I, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for HILLSBORO QUARTERS CONDOMINIUMS, of record under Instrument No. 20040421-0045569, amended in Instrument No. 20040511-0054050, in Instrument No. 20050110-0003192, and in Instrument No. 20050425-0045365, and Amendment to By-Laws of record in Instrument No. 20070905-0106403, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Hillsboro Quarters Condominiums, Phase I, for placement of Units and Parking Spaces, as shown on Exhibit "E" to the Master Deed of record under Instrument No. 20040421-0045569, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to George A. Wright and Roslyn K. Wright, husband and wife, by Warranty Deed from Valerie Ann Shelton, unmarried, of record in Instrument No. 20120822-0075569, in the Register's Office of Davidson County, Tennessee, dated July 31, 2012, and recorded on August 22, 2012.

This Instrument executed on behalf of George A. Wright ("Principal") by Roslyn K. Wright pursuant to the Power of Attorney of record Instrument Number 202507080053650 Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

This is improved property located at: **4238 Hillsboro Pike, Nashville, TN 37215**

This conveyance is made subject to 1) property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee, who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4)

all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and we do covenant with the said Grantee 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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of July, 2025.

GRANTOR:
George A. Wright by Roslyn K. Wright His Attorney In Fact
George A. Wright by Roslyn K. Wright, his Attorney-In-Fact

Roslyn K. Wright
Roslyn K. Wright

STATE OF TEXAS
COUNTY OF TRAVIS

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Roslyn K. Wright, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 7th day of July, 2025.

FRANCES R HUBBARD
Notary ID # 132387861
My Commission Expires
March 04, 2028

Notary Public Frances R. Hubbard
My Commission expires: 3/4/2028

STATE OF TEXAS
COUNTY OF TRAVIS

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Roslyn K. Wright the within named bargainor(s), with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of George A. Wright ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 7th day of July, 2025.

FRANCES R HUBBARD
Notary ID # 132387861
My Commission Expires
March 04, 2028

Notary Public Frances R. Hubbard
My Commission expires: 3/4/2028

EXHIBIT "A"
TO Warranty Deed
From: George A. Wright and Roslyn K. Wright
To: Brent Young and Beth Young

STATE OF TEXAS
COUNTY OF TRAVIS

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Roslyn K Wright
Affiant - Roslyn K. Wright

WITNESS my hand and seal at office this 7th day of July, 2025.

Notary Public Frances R Hubbard
My Commission Expires: 3/4/2028

TX, TRAVIS

FRANCES R HUBBARD
Notary ID #132367861
My Commission Expires
2028

FRANCES R HUBBARD
Notary ID #132367861
My Commission Expires
March 4, 2028

Tennessee Certification of Electronic Document

I, Samantha Sweet, 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 7/7/2025 (date of document).

Affiant Signature

7/7/2025

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 7 day of July, 2025.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL