Warranty Deed

Karen Johnson Batch # 1314673 08/26/2025 09 15 10 AM Fees $13 00 Taxes $555 00 20250826-0068067 Davidson County DEEDWARR 2 pgs	STATE OF Tennessee COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $150,000 00 Berta L. Young Affiant Subscribed and sworn to before me, this the 14 day of August, 2025 Helen F Mackey Notary Public My commission expires 06029027 HELEN F MACKEY NOTARY PUBLIC TENNESSEE MY COMM EXPIRES: 06-29-27 SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owners as follows	Send Tax Bills To	Map/Parcel Numbers
*Kendricks ~~Kendrick~~ Young and Adriana Young	New Owners	042-08-0-018.00
340 Nesbitt Lane		
Madison, TN 37115		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **BERTA L. YOUNG, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KENDRICK YOUNG AND ADRIANA YOUNG, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), 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, being Lot No. 6 on the Plan of Final Plat of Fillmore Place of record in Plat at Instrument No 20050614-0067969, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Berta L. Young by Warranty Deed from Bobby J. Goad, Jr of record in Instrument No. 20061025-0132197 Register's Office for Davidson County, Tennessee, dated October 16, 2006 and recorded on October 25, 2006.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 340 Nesbitt Lane, Madison, TN 37115, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title

RETURN TO: 25NTTN30824-P
NAVY FEDERAL TITLE SERVICES, LLC.
21631 RIDGETOP CIRCLE, # 265
STERLING, VA 20166

to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 14 day of August, 2025.

Berta L. Young

Berta L. Young

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Berta L. Young, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 14 day of August, 2025.

Helen F Mackey

Notary Public

My Commission Expires: 06-29-27

HELEN F MACKEY
TENNESSEE NOTARY PUBLIC
MY COMM EXPIRES 06-29-27
SUMNER COUNTY