Karen Johnson Davidson County
Batch# 1323503 DEEDWARR
09/17/2025 03:41:30 PM 4 pgs
Fees: $23.00 Taxes: $2,368.00
20250917-0074378

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is $640,000.00. Affiant Subscribed and sworn to before me, this the 17th day of September, 2025. Notary Public My commission expires: (AFFIX SEAL)

EILEEN K. HOPKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES JULY 7, 2027

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Meredith Bower	Old National Bank	103-04-0-315
3821 Sentinel Drive	P.O. Box 918	
Nashhville, TN 37209	Evansville, IN 47706	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Lucas Daniel Young and Emily Jeanne Anastasia Young, Trustees of the Lucas Daniel Young Living Trust dated March 26, 2019, as amended August 9, 2022

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Meredith Bower, an unmarried woman

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, being Lot No. 14 on the Plan of Second Revised Valley View Subdivision, Section One, of record in Plat Book 2331, page 113, 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 Lucas Daniel Young and Emily Jeanne Anastasia Young, husband and wife, by Warranty Deed dated November 28 2017, from Liam McLeod, married, of record in Instrument No. 20171201-0122648, said Register's Office.

The said Lucas Daniel Young and Emily Jeanne Anastasia Young, husband and wife, having quitclaimed to Lucas Daniel Young, as Trustee for the Lucas Daniel Young Living Trust, dated March 26, 2018, of record in Instrument No. 20190327-0027657, said Register's Office.

THE conveyance of the above described parcel of land is subject to the following:

Taxes for the year 2025, and all subsequent years not yet due and payable. Map and Parcel 103-04-0-315.

1. The Plan of record in Plat Book 2331, page 113, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

2. Restrictive Covenants of record in Book 2446, page 146 and Book 2487, page 19, said Register's Office.

3. Title to that portion of the premises embraced within the bounds of the N.C & St L Railroad right of way.

This is improved property known as: 3821 Sentinel Drive, Nashville, TN 37209.

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) that I/we am/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 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 17th day of September, 2025.

The Lucas Daniel Young Living Trust dated March 26, 2019, as amended August 9, 2022

By: _____
Lucas Daniel Young, Trustee

By: _____
Emily Jeanne Anastasia Young, Trustee

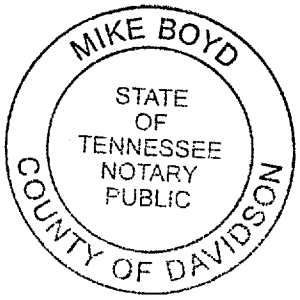
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Lucas Daniel Young and Emily Jeanne Anastasia Young, Trustees of the Lucas Daniel Young Living Trust dated March 26, 2019, as amended August 9, 2022 the within named bargainor(s), 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 at Nashville, Tennessee, this 17th day of September, 2025.

Notary Public

My Commission Expires: 5/9/2026



Tennessee Certification of Electronic Document

I, George Mudter, 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 9/17/25 (date of document).

Affiant Signature

9/17/25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17 day of September, 2025.

Eileen K. Hopkins
Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

