Karen Johnson Davidson County
Batch# 1333431 DEEDWARR
10/13/2025 01:48:30 PM 4 pgs
Fees: $23.00 Taxes: $4,791.50
20251013-0081557

WARRANTY DEED

T. P. BOSHEARS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,295,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 3rd DAY OF October, 2025

Notary Public

MY COMMISSION EXPIRES: 3/9/27

(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
Michael William Young and Amy Shanti Young	New Owner	
(NAME)	(NAME)	
1310 Lillian St		083 13 0 150.00 and
		083 13 0 149.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, **JOSHUA DONNELL AND CHANCE ALFORD**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL WILLIAM YOUNG AND AMY SHANTI YOUNG, HUSBAND AND WIFE,** 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:

Parcel 1:

Land in Davidson County, Tennessee, being part of Lot No. 113 on the PLAN OF EAST EDGEFIELD of record in Plat Book 21, Page 147, Register's Office for Davidson County, Tennessee.

Said part of said Lot No. 113 fronts 7 feet on Lillian Street and extends back between lines 170 feet to a line in the rear.

Parcel 2:

Land in Davidson County, Tennessee, being the Easterly 42.5 feet of Lot No. 113 and the Westerly 8.5 feet of Lot No. 112 on the PLAN OF EAST EDGEFIELD, of record in Plat Book 21, Page 147, Register's Office for Davidson County, Tennessee.

Said part of said Lots Nos. 112 and 113 front together, 51 feet on the Southerly side of Lillian, formerly Walnut, or Hickory Street and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Joshua Donnell and Chance Alford, by Quitclaim Deed from Joshua Donnell, of record in Instrument No. 20230413-0027176, in the Register's Office of Davidson County, Tennessee, dated April 12, 2023, and recorded on April 13, 2023.

Being the same property conveyed to Joshua Donnell, unmarried, by Warranty Deed from Joshua L. Hunter, a married man, of record in Instrument No. 20220506-0052676, in the Register's Office of Davidson County, Tennessee, dated April 28, 2022, and recorded on May 06, 2022.

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.

The property described above was used for investment purposes only and has never been the residence of the Grantors.

unimproved
This is improved x property, known as 1310 Lillian St, Nashville, TN 37206
(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 3 day of October, 2025

JOSHUA DONNELL

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 Joshua Donnell, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3 day of October, 2025.

Commission expires:

Notary Public

Witness my hand this 3 day of October, 2025

CHANCE ALFORD

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 Chance Alford, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

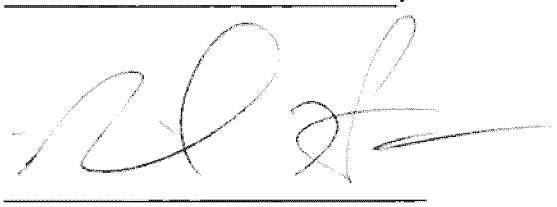
Witness my hand and official seal this 3 day of October, 2025.

Commission expires:

Notary Public

Certificate of Authenticity

I, Nick Harris, 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 **October 3, 2025**.



Affiant Signature

10/3/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **3** day of **October**, 20 **25**.



Notary's Signature

My Commission Expires: 3/9/27

Date

