WARRANTY DEED

Karen Johnson Davidson County
Batch# 1359069 DEEDWARR
12/17/2025 02:46:30 PM 3 pgs
Fees: $18.00 Taxes: $2,701.00
20251217-0100460

JM-C-25-2390

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $730,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF DECEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires October 25, 2026 WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jennifer A. Youngman and Steven M. Youngman	**FirstBank**	
(NAME) **2390 Granny Wright Ln**	(NAME) **722 Columbia Ave.**	**124-00-0-051.00**
(ADDRESS) **Hermitage, TN 37076-3919**	(ADDRESS) **Franklin, TN 37064**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **NANNY MARGARET PROPERTIES TRUST DATED NOVEMBER 13, 2020,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JENNIFER A. YOUNGMAN AND STEVEN M. YOUNGMAN, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 64 on the Plan of Section One, Bridle Path Subdivision of record in Plat Book 5200, Page (s) 228 and 229, 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 Cody Daluz, as Trustee of Nanny Margaret Properties Trust u/a/d November 13, 2020 by Warranty Deed from Ian Christopher Mitchell and Kristine Lee Mitchell, husband and wife of record in Instrument No. 20201116-0135130 Register's Office for Davidson County, Tennessee, dated November 16, 2020 and recorded on November 16, 2020.

This conveyance is subject to:
- Taxes for the year 2025 and subsequent years.
- Plan of record in Plat Book 5200, Pages 228 and 229, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 5550, Page 483, in the Register's Office for Davidson County, Tennessee.
- Restrictive Covenant for Detached Structure of record in Instrument Number 20040719-0085856, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2390 Granny Wright Ln, Hermitage, Tennessee 37076-3919**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(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 the 10thDAY OF DECEMBER, 2025.

Nanny Margaret Properties Trust dated November 13, 2020

BY: _____
Cody Daluz
Trustee

STATE OF NEW YORK
COUNTY OF CLINTON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CODY DALUZ, TRUSTEE of NANNY MARGARET PROPERTIES TRUST DATED NOVEMBER 13, 2020, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 10thof December, 2025.

_____
Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Gregg W. Clarke, do hereby make oath that I 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 this 16th day of December, 2025

12/16/2025

Affiant Signature Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 16th day of December, 2025

Notary Signature

Commission Expiration Date:

4/22/2028

