Karen Johnson Davidson County
Batch# 1387116 DEEDWARR
03/02/2026 01:45:30 PM 4 pgs
Fees: $23.00 Taxes: $1,665.00
20260302-0016211

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$450,000.00**

Subscribed and sworn to before me this 25th day of February, 2026.

TINA SHINN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Notary Public **Affiant**
My Commission Expires: 9/15/27

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Thomas Anthony Hanlon **109 Freeman Hollow Court** **Goodlettsville, TN 37072**	Same as New Owner.	**011-00-0-152** **011-00-0-059.01**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **Jeffrey Brent Young, an unmarried man**, the Grantor(s) has this day bargained and sold, and does hereby transfer and convey unto the said **Thomas Anthony Hanlon, unmarried man**, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

A certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

TRACT I:

Beginning at a point in the North margin of Freeman Hollow Court, said point being the most westerly corner of the Michael F. Ayers property as evidenced in Deed Book 5003, Page 960, Register's Office for Davidson County, Tennessee; thence, with said margin S 54° 46' 08" E 66.71' to a point, said point being the northeasterly corner of the Morris E. Ayers property as evidenced in Deed Book 4028, Page 107, said Register's Office for Davidson County, Tennessee; thence, with a common line to said Ayers property N 23° 23' 52" E 125.52' to a fence post; thence, N 40° 30' 47" E 154.23' to a fence post; thence, N 22° 30' 43" E 121.09' to a power pole; thence, N 15° 37' 34" E 145.38' to a fence post; thence, N 19° 11' 44" E 64.15' to a power in the new line common to the Jackie W. Tatum Property; thence, with said new line for the next 5 calls N 55° 25' 41" E 113.53' to a fence post; thence, N 75° 00' 52" E 81.56' to a power pole; thence, N 88° 46' 24" E 94.23' to a fence post; thence, S 81° 55' 21" E 103.38' to a power pole; thence, S 83° 44' 00" E 204.27' to iron rod, said rod being the southwesterly corner of the Joseph R. Stewart Property as evidenced in Deed Book 7583, Page 361, Register's Office for Davidson County, Tennessee; thence, S 85° 25' 07" E 652.70' to a point in the west line of the Joseph E. Shaffer property as evidenced in Deed Book 8313, Page 51, Register's Office for Davidson County, Tennessee; thence, with said line S 01° 34' 27" W 244.92' to a point, said point being the most north corner of the Morris E. Ayers Property as evidenced in Deed Book 4028, Page 107, Register's Office for Davidson County, Tennessee; thence, with a common line to said Ayers Property S 66° 02' 50" W 305.82' to a point, said point being the most East corner of the Michael F. Ayers Property as evidenced in Deed Book 5003, Page 960, Register's Office for Davidson County, Tennessee; thence, with a common line to said Ayers Property N 72° 19' 25" W 818.88' to a point; thence, S 47° 44' 06" W 474.24' to a point, thence S 06° 19' 10" W 66.09' to the point of beginning containing 8.83 acres more or less. This is improved property known as:109 FREEMAN HOLLOW CT., GOODLETTSVILLE, TN 37072.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED therefrom

is the following described property as follows:

EXCLUDED TRACT A: Being a certain tract of land lying in the 2nd Civil District of Davidson County, Tennessee, being more particularly described as follows:

Beginning at a point, said point being a common corner to parcels - 108, 144, and 157 (actually being Parcel 152), on Tax Map - 11, as evidenced at the Tax Assessors Office for Davidson County; thence, S 3° 22' 07" East 12.13 feet, to the point of beginning of this description; thence, S 3° 22' 07" East, 182.63 feet to a point; thence, S 47° 44' 06" West, 167.04 feet, to a point; thence, N 22° 30' 43" East, to a point; thence North 15° 37' 43" East, 145.38 feet to a point; thence, North 19° 11' 44" East 64.15 feet to a point; thence, N 55° 25' 41" East 23.20 feet to the point of beginning of this description, containing 13,307.61 square feet and/or 0.31 acres more or less.

EXCLUDED TRACT B: Being a certain tract of land lying in the 2nd Civil District of Davidson County, Tennessee, being more particularly described as follows:

Beginning at a point, said point being a common corner to parcels - 108, 144, and 157 (actually being Parcel 152), on Tax Map - 11, as evidenced at the Tax Assessors Office for Davidson County; thence, N 86° 57' 57" East 19.84 feet to the point of beginning of the description; thence, N 55° 25' 41" East 67.13 feet to a point; thence, N 75° 00' 52" East 81.56 feet to a point; thence, North 88° 46' 24" East 94.23 feet to a point; thence, S 81° 55' 21" East 103.38' to a point; thence, S 83° 44' 00" East 180.10 feet to a point; thence, S 86° 57' 57" West 510.36 feet to the point of beginning of this description, containing 15,787.70 square feet and/or 0.36 acres more or less.

TRACT II:

Land in the 10th Council District of Davidson County, Tennessee, being a portion of property conveyed to Morris E. Ayers and wife, Wilma Smith Ayers in Deed Book 4028, Page 107, Register's Office for Davidson County, Tennessee, shown as portion of Parcel 144.00 on Property Map 011, and being further described as follows:

Beginning at an iron pin (new), a corner to Charlie B. Lawrence (Instrument No. 20021119-0143173, and being the most easterly point of Morris E. Ayers property (Deed Book 4028, Page 107); thence, S 47° 44' 06" W a distance of 129.60 feet to an iron point (new) in the line of said Charlie B. Lawrence; thence, with a new dividing line N 25° 49' 11" E a distance of 51.40 feet to an iron pin (new) on the west side of a power pole; thence, continuing with a new line, N 19° 40' 53" E a distance of 193.88 feet to an iron pin (new) in the line of said Lawrence: thence, S 03° 19' 21" E a distance of 141.90 feet to the point of beginning, containing 0.15 acres (6618.71 square feet) according to a survey by Ray G. Cole, Tennessee Registered Land Surveyor No. 924, dated February 4, 2010. This is unimproved property known as: 3216 FREEMAN HOLLOW RD GOODLETTSVILLE 37072

BEING the same property conveyed to Jeffrey Brent Young and Ali T. Young, husband and wife by Warranty Deed dated 11/13/2020 from Trent J. David and Ashley V. David, husband and wife, of record in Instrument No. 20201120-0136826, Register's Office for Davidson County, Tennessee. Scrivener's Affidavit of record in Instrument No. 20250124-0005466, Register's Office for Davidson County, Tennessee.

The said Jeffrey Brent Young and Ali T. Young were divorced by Order entered on January 27, 2026, in the Fourth Circuit Court of Davidson County, Tennessee, in the case of Ali Taylor Young vs. Jeffrey Brent Young, Case No. 25D596, Fourth Circuit Court of Davidson County, Tennessee. The said property was awarded to the Defendant, Jeffrey Brent Young.

Being the same property conveyed to JEFFREY BRENT YOUNG by Quitclaim Deed from ALI YOUNG, pursuant to the Divorce Decree under Dockert No. 25D-596, Circuit Court for Davidson Co. Tennessee, dated 2/24/2026 of record in Instrument No. 202603020016210 **, Register's Office for Davidson County, Tennessee.**

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind myself, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), their successors, heirs and assigns, against the lawful claims of all persons.

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.

Witness my hand this 25th day of February, 2026.

Jeffrey Brent Young

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **Melissa Heavener,** a Notary Public in and for said County and State, **Jeffrey Brent Young,** the within named Bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this the 25th day of February, 2026.

NOTARY PUBLIC
My Commission Expires: _____



Certificate of Authenticity

I, Joshua A. Terry, 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 2/25/26.

Affiant Signature – Joshua A. Terry

2/25/26
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before on 2/25/26.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27