Karen Johnson Davidson County
Batch# 1424070 DEEDWARR
05/22/2026 07:50:30 AM 3 pgs
Fees: $18.00 Taxes: $9,250.00
20260522-0046708

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 260554407

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $2,500,000.00.

Affiant

Subscribed and sworn to before me, this 19th day of May, 2026.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Daniel Paul Young and Jillian Hay Young 4328 General Bate Drive Nashville TN 37204	Legacy Home Loans, LLC DBA Steadfast Mortgage 408 Highway 76 White House, TN 37188	Tax Parcel ID No. 132 05 0 129.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Chadwick Lewis Warrix and Lora Duff Warrix, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Daniel Paul Young and Jillian Hay Young, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being part of the West part of Lot No. 16, on the Map of GLENDALE PARK AND SUBDIVISION OF PARTS OF LOTS NO.S 1 AND 2, as shown on Plat of record in Plat Book 57, Page 141, in the Register's Office, Davidson County, Tennessee, described as follows:

Beginning at a point in the Northeast intersection of Melville Avenue, formally Alpine and Park Avenue, now called General Bates Drive; thence along the margin of General Bates Drive, Northerly 101 feet more or less to a point; thence Easterly 150 feet more or less to a point; thence Southerly 108.6 feet more or less to the North margin if Melville Drive; thence with the margin of the same Westerly 150 feet to the point of beginning.

Being the same property conveyed to Chadwick Lewis Warrix and Lora Duff Warrix, husband and wife, by Warranty Deed from Old South Construction of Tennessee, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20211001-0132353, in the Register's Office of Davidson County, Tennessee, dated September 30, 2021, and recorded on October 01, 2021.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2026 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of GLENDALE PARK AND SUBDIVISION OF PARTS OF LOTS NO.S 1 AND 2, as recorded in Plat Book 57, Page(s) 141.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 6299, Page 369.

No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 4328 General Bate Drive Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of May, 2026.

Chadwick Lewis Warrix

Lora Duff Warrix

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Chadwick Lewis Warrix and Lora Duff Warrix, 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, at office, this 19th day of May, 2026.

Notary Public
My Commission Expires: 5/8/2028

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

True Copy Certification

I, **Tammy Carney,** 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 this the 19 day of May, 2026.

Affiant Signature
Date 5.21.26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 21 day of May, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

