Karen Johnson Davidson County
Batch# 1442707 DEEDWARR
07/07/2026 08:23:30 AM 4 pgs
Fees: $23.00 Taxes: $1,776.00
20260707-0060814

THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

***Please Return to:***

**Magnolia Title & Escrow**
**1526 Hunt Club Blvd, Unit 510**
**Gallatin, TN 37066**

# WARRANTY DEED

| Address of New Owners: | Send Tax Bills To: | Tax ID No.: |
|---|---|---|
| Sebastian Feliszak<br>2414 Springview Drive<br>Nashville, TN 37214 | Owner | 095-11-0-159.00 |

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Brian R. Young and Melissa W. Young, both unmarried**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Sebastian Feliszak**, hereinafter called the Grantee, his heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

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

Being **Lot No. 46 on the Plan of Merry Oaks, Section 2**, of record in Plat Book 2133, page 8, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Brian R. Young and Melissa W. Young, husband and wife by deed from Jonathan Anthony Wright, Robert Scott Wright (both individually and as Executor of the Estate of Marjorie Gilbert Callahan, deceased) and Kitty Wright Martin of record in Instrument No. 20230519-0037892, dated May 12, 2023 and filed on May 19, 2023, Register's Office for Davidson County, Tennessee. Brian R. Young and Melissa W. Young are no longer married to each other.

This property is commonly known as 2414 Springview Drive, Nashville, TN 37214*
*Note that a street address is not, and is not part of a legal description.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands, as of the dates noted below**:

Date: 6/26/26

**Brian R. Young**

STATE OF Delaware

COUNTY OF Sussex

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Brian R. Young,** the bargainor, 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, this 26th day of **June, 2026:**

Notary Public

My Commission Expires: 7/31/2027

DAVID N PARKS III
MY COMMISSION
EXPIRES
07/31/2027
NOTARY PUBLIC
STATE OF DELAWARE

Date: 6/30/26

**Melissa W. Young**

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Melissa W. Young,** the bargainor, 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, this 30TH day of **June, 2026:**

Notary Public

My Commission Expires: _____

W. AARON FORTNER
TENNESSEE NOTARY PUBLIC
My Comm Exp. 05-29-2030
COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$480,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 30TH DAY OF **June**, **2026**:

Notary Public

My Commission Expires: _____

W. AARON FORTNER
TENNESSEE NOTARY PUBLIC
My Comm Exp. 05-29-2030
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Christina Higgins, 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 6/30/2026.

Date

Affiant Signature

6/30/2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30th day of June, 2026.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

ALLI PINKSTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029