Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Drive, Suite 140
Franklin, TN 37067

CRT File No. 260755209

Karen Johnson Davidson County
Batch # 1459549 DEEDWARR
08/14/2026 09:10:07 AM 2 pgs
Fees: $13.00 Taxes: $1,639.10
20260814-0075852

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $443,000.00.

Affiant

Subscribed and sworn to before me, this 13th day of August, 2026.

Notary Public
My Commission Expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires February 2, 2030

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Stephanie Marlin 904 Lawrence St Old Hickory TN 37138	New Owner	Tax Parcel ID No. 044-15-0-144.00

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, **Steven M. Younes, a married man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Stephanie Marlin, unmarried** ("Grantee"), her 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 Lot No. 278 on the Plan of Plan of Section "A" Village of Old Hickory of record in Plat Book 1424, Page 68, 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 Steven M. Younes, an unmarried man by Warranty Deed from Lynn D Hutson and Husband, David H Hutson of record in Instrument No. 20220701-0076900 Register's Office for Davidson County, Tennessee, dated June 27, 2022 and recorded on July 01, 2022.

Iwona Younes joins in this conveyance to convey all right, title and interest she may have in and to the above described property as spouse of Steven M. Younes.

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 for the year 2026, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 1424, Page 68, Register's Office for Davidson County, Tennessee.

This is improved property located at 904 Lawrence St Old Hickory TN 37138

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, Grantors have executed this instrument on this 13th day of August, 2026.

Steven M. Younes

Iwona Younes

STATE OF TENNESSEE)
COUNTY OF Wilson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Steven M. Younes and Iwona Younes, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of August, 2026.

Notary Public

My Commission Expires: 1.31.29

