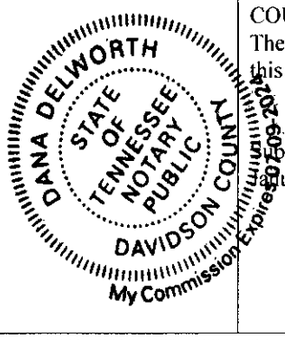
20201822R



STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $990,000.00.

Affiant

Subscribed and sworn to before me, this the 8th day of January, 2021.

Notary Public

My commission expires: 7/9/24

Karen Johnson Davidson County
Batch# 552921 DEEDWARR
01/12/2021 01:57:58 PM 2 pgs
Fees: $13.00 Taxes: $3,663.00

20210112-0005471

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

Return to:
Windy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
GLF #: G-25-20-144

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Stephen L. Korn and Stephanie B. Korn	new owners	**129-07-0-006.00**
144 Vaughns Gap Road		
Nashville, TN 37205		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Christopher Demery and Elizabeth Demery, husband and wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Stephen L. Korn and Stephanie B. Korn

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Final Plat Vaughns Gap Valley of record in Plat Book 7900, Page 90, 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 Christopher Demery and Elizabeth Demery, husband and wife by Warranty deed from Ulysses Christopher Walls, Trustee of the Ulysses Christopher Walls Revocable Living Trust, u/a/d July 15, 2011 of record in Instrument No. 20181212-0120768 Register's Office for Davidson County, Tennessee, dated November 30, 2018 and recorded on December 12, 2018.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__x__) unimproved (____) property known as 144 Vaughns Gap Road, Nashville, TN 37205.

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 HANDS EFFECTIVE AS OF 6th day of January, 2021:

Christopher Demery

Elizabeth Demery

STATE OF Arizona)
)
COUNTY OF Pinal)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Christopher Demery and Elizabeth Demery, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 6th day of January, 2021.

My Commission Expires: 4-15-2024

Notary Public

DAVID M. HANTZSCHE
Notary Public - Arizona
Pinal Co. / #579828
Expires 04/15/2024