WARRANTY DEED

Karen Johnson Davidson County
Batch# 620266 DEEDWARR
04/21/2021 02:51:46 PM 2 pgs
Fees: $13.00 Taxes: $900.95

20210421-0053540

MJ-SB-VRES-21-3217

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $243,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07/9/2024

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Whitney Hegedus and Steven Hegedus	**NEW OWNER**	
(NAME)	(NAME)	**050-14-0-113.00 -&- 050-14-0-114.00**
3500 Robin Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **STEPHANIE SARGENT, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WHITNEY HEGEDUS AND STEVEN HEGEDUS, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being part of Lot Nos. 388 and 389 on the Plan of Section Two, Parkwood Estates of record in Plat Book 3300, Page 5, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot 389 front 71.66 feet on Spears Road and runs back on the East side a distance of 104.29 feet to a point; thence South 40 degrees 15' West 93.1 feet to a point in the West margin of said lot 389 and 388; thence in a Southerly direction along said lot line 59.37 feet to a point in the North margin of Spears Road.

Said part of Lot 388 front 67.5 feet on Spears Road and runs back along the West margin of Lot 389, 59.37 feet to a point; thence in a Southerly direction 95 feet to a point in the North margin of Spears Road forming a triangular shaped parcel of land attached to and joining the aforementioned part of Lot 389.

Being the same property conveyed to Stephanie Sargent, a single woman by Warranty deed from Joshua Southards and Bryn Southards, husband and wife of record in Instrument No. 20181005-0099231 Register's Office for Davidson County, Tennessee, dated October 02, 2018 and recorded on October 05, 2018.

This conveyance is subject to:
- Taxes for the year 2021.
- Plan of record in Plat Book 3300, Page 5, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3249, Page 345 and Book 3309, Page 615, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3217 Spears Road, Nashville, Tennessee 37207**.

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 hand(s) this the 31st DAY OF MARCH, 2021.

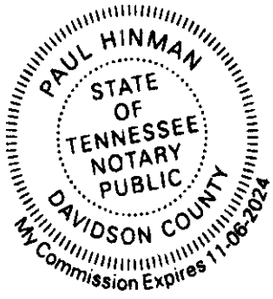
Stephanie Sargent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 31st of March, 2021.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212