WARRANTY DEED

Karen Johnson Davidson County
Batch# 817829 DEEDWARR
03/08/2022 03:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,516.63
20220308-0026583

File #22-3217-V

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $409,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF February, 2022.

Notary Public

MY COMMISSION EXPIRES: 3/7/23 (AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Edward S. Voelker, IV and Jillian M. Webster	**Listerhill Credit Union**	
(NAME)	(NAME)	
3217 Spears Road	**4790 East 2nd Street**	**050-14-0-113.00, 050-14-0-114.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	**Muscle Shoals, AL 35661**	
(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, **WHITNEY HEGEDUS AND STEVEN HEGEDUS, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **EDWARD S. VOELKER, IV, A SINGLE MAN AND JILLIAN M. WEBSTER, A SINGLE WOMAN, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP** 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 Lots 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 Whitney Hegedus and Steven Hegedus, wife and husband by Warranty deed from Stephanie Sargent, a single woman of record in Instrument No. 20210421-0053540 Register's Office for Davidson County, Tennessee, dated March 31, 2021 and recorded on April 21, 2021.

This conveyance is subject to:
* Taxes for the year 2022 and subsequent years.
* 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 ____ **unimproved** __X___ **improved** property known as: **3217 Spears Road, Nashville, TN 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 25th day of February, 2022.

Whitney Hegedus

Steven Hegedus

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of February, 2022, before me personally appeared Whitney Hegedus, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 25th day of February, 2022.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of February, 2022, before me personally appeared Steven Hegedus, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 25th day of February, 2022.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

True Copy Certification

I, **Kaz Arbogast,** 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 25th day of February, 2022.

Affiant Signature
Date 02/25/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 25th day of February, 2022.

Notary's Signature
MY COMMISSION EXPIRES:

