39B

WARRANTY DEED

Karen Johnson Davidson County
Batch# 892551 DEEDWARR
07/22/2022 01:59:34 PM 2 pgs
Fees: $13.00 Taxes: $1,276.50

20220722-0084210

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $345,000.00

Affiant

SUBSCRIBED AND SWORN TO ME ON 07/19/2022.

NOTARY PUBLIC

MY COMMISSION EXPIRES 3/3/26

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

THIS INSTRUMENT PREPARED BY
CLOSED LLC
3401 Mallory Lane
Franklin, TN 37067
File # 2022-7678

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Ava Ann Suppelsa and Mark Suppelsa	Heaper Homeloans	053-16-0-249
829 Stone Hedge Court	4004 Hillsboro Pike #216B	
Nashville, TN 37138	Nashville, TN 37215	

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,

Bethany Gill, a single woman and Leonel Graves, a single man

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

Ava Ann Suppelsa, unmarried woman and Mark Suppelsa, married man, as joint tenants with right of survivorship

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Final Subdivision Plat of Stone Hedge, Section Three of record in Plat Book 9700, Page 219, as amended in Book 10159, Page 42, 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 Bethany Gill, a single woman and Leonel Graves, a single man, by deed dated 04/20/2020, and recorded 04/23/2020, from Terry A. Rush and wife, Pamela D. Rush, of record in Instrument Number 20200423-0042607, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2022 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 829 Stone Hedge Court, Nashville, TN 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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 hand on July 19, 2022.

Bethany Gill

Leonel Graves

STATE OF TENNESSEE

COUNTY OF Maury

Personally appeared before me, a Notary Public of said County and State, Bethany Gill and Leonel Graves, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this July 19, 2022.

Andrea Steinman

Notary Public

My Commission Expires: 01/2026

ANDREA LEIGH STEINMAN
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

File #: 2022-7678

RECORD & RETURN TO:

CLOSED LLC

3401 Mallory Lane
Franklin, TN 37067