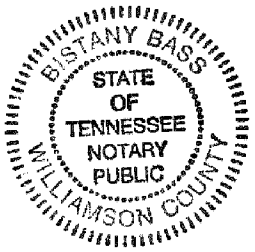
Karen Johnson Davidson County
Batch# 901841 DEEDWARR
08/11/2022 08:07:30 AM 3 pgs
Fees: $18.00 Taxes: $3,951.60
20220811-0091147

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,048,000.00.

Affiant

Subscribed and sworn to before me, this the 8th day of August, 2022.

Notary Public

My commission expires: 7/7/24

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Kara Joy Bernard and Russell James Bernard	Legacy Mutual Mtg. ~~New Owner(s)~~	092-06-0-537.00
712 Lena Street	3503 pacsanos pkwy.	
Nashville, TN 37208	San Antonio, TX 78231	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **DARIAN LAFFERTY, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KARA JOY BERNARD AND RUSSELL JAMES BERNARD, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. Lot No. 7(number 28) on the Plan of A. Roth's Subdivision of Lot No. 22 in Boyd McNairy's Addition to Nashville of record in Plat Book 57, Page 147, 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 Lot No.7 (number 28) on said Plat fronts 50 feet on the Easterly side of 27th Avenue North, now called Lena Street, and runs back between parallel lines 114 feet, more or less, to an alley.

Being a portion of the same property conveyed to Front Street 2017 LLC, an Oklahoma limited liability company by Warranty deed from VB Properties, LLC, a Tennessee limited liability company of record in Instrument No. 20181106-0110105 Register's Office for Davidson County, Tennessee, dated November 02, 2018 and recorded on November 06, 2018.

Being the same property conveyed to Darian Lafferty, an unmarried man by Warranty deed from Front Street 2017, LLC, an Oklahoma Limited Liability Company of record in Instrument No. 20201231-0155226 Register's Office for Davidson County, Tennessee, dated December 28, 2020 and recorded on December 31, 2020.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 712 Lena Street, Nashville, TN 37208, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 8th day of August, 2022.

Darian Lafferty by Jarred McNeal his Attorney in fact

Darian Lafferty by Jarred McNeal,
his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jarred McNeal, as Attorney-In-Fact for Darian Lafferty, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 8th day of August, 2022.

Notary Public

My Commission Expires: 7/7/24

BRITANY BASS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Yvette Meldrum, 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 Aug. 8, 2022

8/8/22
Signature Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 8 day of August, 2022

Notary's Signature

10.20.24
My Commission Expires:

BROOKE BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-20-2024