Karen Johnson Davidson County
Batch# 923309 DEEDWARR
09/29/2022 11:53:30 AM 3 pgs
Fees: $18.00 Taxes: $9,065.00
20220929-0107646

WARRANTY DEED

MARY KATHRYNE LAWSON
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires on 05/09/2026
DAVIDSON COUNTY

Y-CRE-22-3428

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,450,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF SEPTEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

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)
Paul David Vernich and Leigh Wilhite Vernich	New Owner	
(NAME) **3428 Stokesmont Rd**	(NAME)	**117-07-0-137.00**
(ADDRESS) **Nashville, TN 37215**	(ADDRESS)	
(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, **WILLIAM MICHAEL HEAD, MARRIED**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PAUL DAVID VERNICH AND LEIGH WILHITE VERNICH, HUSBAND AND WIFE**, 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 the northerly one half of Lot No. 105 on the Map of north part of Noel's Subdivision of Watkins Grove of record in Plat Book 547, Page 156, in the Register's Office for Davidson County, Tennessee.

Said part of said Lot No. 105 fronts 100 feet on the easterly side of Hord Street, now Stokesmont, and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to William Michael Head and wife, Stephenie Janese Barr by Warranty deed from Kevin R. O'Neill and wife, Leigh Ann O'Neill of record in Instrument No. 20151215-0125785 Register's Office for Davidson County, Tennessee, dated December 14, 2015 and recorded on December 15, 2015.

The said Stephanie Janese Barr having died on December 1, 2018, leaving said property to William Michael Head as the sole tenant by the entirety. The said William Michael Head having since re-married. Carolyn Sue Austin joins in to convey any marital interest she has in the subject property.

This conveyance is subject to:
- Taxes for the year 2022, which are due and payable October 1, 2022, but not delinquent until March 1, 2023, RE: 117-07-0-137.00
- Subject to all matters shown on the Plan of record in Plat Book 547, Page 156, Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 200904090032325 in the Register's Office for Davidson County, Tennessee.
- Sewer Easement of record in Book 4076, Page 486, 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: **3428 Stokesmont Rd, Nashville, Tennessee 37215**.

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 23rd DAY OF SEPTEMBER, 2022.

William Michael Head

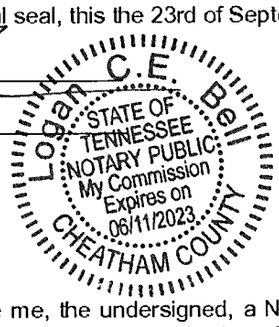
Carolyn Sue Austin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM MICHAEL HEAD, 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 23rd of September, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

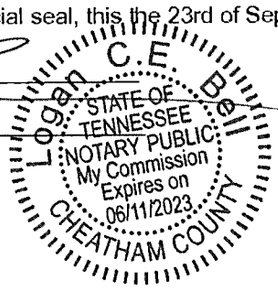


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CAROLYN SUE AUSTIN, 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 23rd of September, 2022.

Notary Public
My Commission Expires: _____
(SEAL)



TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 September 23, 2022.

Affiant Signature

09/23/22
Date

State of Tennessee County of Davidson Swom to and subscribed before me this 23rd day of September, 2022.

Notary Public

Notary's Seal:

