Karen Johnson Davidson County
Batch# 924871 DEEDWARR
10/04/2022 08:22:30 AM 3 pgs
Fees: $18.00 Taxes: $6,286.30
20221004-0109159

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,699,000.00.

Megan Parker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF SEPTEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 1-11-25
(AFFIX SEAL)

Diane M. March
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
The Mary Elizabeth Hulsey Revocable Trust	Same	117 07 0 065.00
(NAME)	(NAME)	
1702 Stokes Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Robert T. Wargny, unmarried and Michelle Lane, unmarried, as tenants in common with the right of survivorship,**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Mary Elizabeth Hulsey, Trustee of the Mary Elizabeth Hulsey Revocable Trust date June 8, 2022**, hereinafter called the GRANTEE(S), their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 21, Block "A" on the Plan of Walter Stokes Homeplace, Subdivision No. I, as of record in Book 974, Page 92, Register's Office for said County.

Said Lot No. 21 fronts 100 feet on the Northerly side of Stokes Lane and extends back between parallel lines 206 feet to a dead line.

Being the same property conveyed to Robert T. Wargny, by Warranty Deed from William L. Parker Jr. and spouse, Shara Sue Parker, of record in Instrument No. 20071221-0146528, in the Register's Office for Davidson County, Tennessee, dated December 14, 2007 and recorded on December 21, 2007.

Being the same property conveyed to Robert T. Wargny, unmarried and Michelle Lane, unmarried, as tenants in common with the right of survivorship, by Quitclaim Deed from Robert T. Wargny, of record in Instrument No. 20171204-0123551, in the Register's Office for Davidson County, Tennessee, dated October 16, 2017 and recorded on December 4, 2017.

This conveyance is subject to the following:
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Walter Stokes Homeplace, Subdivision No. I, as recorded in Plat Book 974, Page(s) 92, said Register's Office.
Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Detached Structure recorded in Instrument No. 20011108-0123136, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 1702 Stokes Lane, Nashville, TN 37215
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their successors and assigns forever; and we do covenant with 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 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 GRANTEES, their successors 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.

Effective the 30th day of September, 2022.

Robert T. Wargny

Michelle Lane

STATE OF TENNESSEE
COUNTY OF Williamson

On this 30th day of September, 2022, before me personally appeared Robert T. Wargny and Michelle Lane, 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 (or person's) free act and deed.

Notary Public
My Commission Expires: 8/10/25

Donald R. Bartlett Jr. Notary Public State of Tennessee Williamson County

RETURN TO:
Carney Title, LLC
400 Overbeck Ln, Ste 101
Nashville, TN 37204

True Copy Certification

I, **Diane March,** 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 30th day of September, 2022.

Affiant Signature
Date 09/30/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 30th day of September, 2022.

Notary's Signature
MY COMMISSION EXPIRES:

