Karen Johnson Davidson County
Batch# 937346 DEEDWARR
11/03/2022 08:28:30 AM 3 pgs
Fees: $18.00 Taxes: $2,830.50
20221103-0118563

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $765,000.00

Sally L Vodney
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of November, 2022

Notary Public

MY COMMISSION EXPIRES: 3/13/26
(AFFIX SEAL)

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File No. EM-22-3451

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Randall Vodney and Sally Vodney	Address of New Owner	
(NAME)	(NAME)	
328 Bournemouth Lane		087-10-0A-028.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Annalisa Baltz and Joshua Baltz, wife and husband**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Randall Vodney and Sally L. Vodney, husband and wife**, HEREINAFTER CALLED THE GRANTEE, 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 128, as shown on the Map entitled Aarons Cress, Phase 1B, a Cluster Lot Development, of record as Instrument No. 20070910-0108427, Register's Office for Davidson County, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Annalisa Baltz and Josh Baltz, wife and husband by Warranty Deed from The Lux Development Group, LLC of record in Instrument No. 20200103-0000911 Register's Office for Davidson County, Tennessee, dated December 23, 2019 and recorded on January 03, 2020.

This is property more commonly known as 328 Bournemouth Lane, Nashville, TN 37076.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 heirs 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 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 this 1st day of November, 2022.

Annalisa Baltz

Joshua Baltz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of November, 2022, before me personally appeared Annalisa Baltz and Joshua Baltz, 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 1st day of November, 2022.

Notary Signature
My commission expires: 3-3-24



- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 11/01/2022 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 11/01/2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1 **day of** November, **2** 022.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM