Karen Johnson Davidson County
Batch# 984555 DEEDWARR
03/24/2023 02:05:30 PM 3 pgs
Fees: $18.00 Taxes: $999.00
20230324-0021662

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00.

Amanda Hall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF March, 2023.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: 3/3/2026
(AFFIX SEAL)

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

File #23-DM-0230-V

**THIS INSTRUMENT WAS PREPARED BY**

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Lawson John Stover** | AMERICAN FINANCIAL RESOURCES | |
| (NAME) | (NAME) | |
| 230 Capital View Drive | 8 CAMPUS DRIVE STE 401 | **060 16 0 134.00** |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37207 | PARSIPPANY, NJ 07054 | |
| (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, **WHITNEY HEGEDUS AND STEVEN HEGEDUS, WIFE AND HUSBAND**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LAWSON JOHN STOVER, A SINGLE MAN** 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 West 55 feet of Lot No. 18 on the Plan of Joywood Heights, Section 3, not of record, described according to a survey by W. W. Turner Co., Engineers, dated March 14, 1947, as follows:

Beginning on the Southerly margin of Capitol View Avenue at a point 169.8 feet East of the Northeast corner of the property conveyed to James T. Johnson by deed from Leonard Johnson of record in Book 1046, Page 595, Register's Office for Davidson County, Tennessee, being the corner of Lots Nos. 17 and 18 on said Plan; thence with the Southerly margin of said Avenue, Eastwardly 55 feet to a point 5 feet West of the Northwest corner of Lot No. 19; thence parallel with dividing line between Lot No. 19; thence parallel with dividing line between Lots Nos. 18 and 19, South 4 degrees 30 minutes West 327 feet, more or less, to a point in the Northerly line of Lot No. 21, said point being 5 feet West of the Southwest corner of Lot No. 19; thence with North line of Lot No. 21, North 86 degrees West 55 feet; thence parallel with West line of Lot No. 19, North 4 degrees 30 minutes East 328 feet, more or less, to the point of beginning.

Being the same property conveyed to Whitney Hegedus and Steven Hegedus, wife and husband by Warranty Deed from Donnie Brawley, a married man, dated March 4, 2022 and recorded March 14, 2022 in Instrument No. 20220314-0029145, Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
* Property Taxes for the year 2023 and subsequent years.
* Covenants, Conditions and Restrictions as set forth in Deed Restrictions recorded in Book 1373, Page 98; said Register's Office.
* Utility Easement mentioned in deed of record in Book 2290, Page 279, in the Register's Office for Davidson

County, Tennessee.
* Restrictions of record in Book 1373, Page 98, 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 ____ **unimproved** __X___ **improved** property known as: **230 Capitol View Avenue, Nashville, TN 37207**.

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 ~~21st~~ 20th day of March, 2023.

Whitney Hegedus

Whitney Hegedus

Steven Hegedus

Steven Hegedus

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me personally appeared Whitney Hegedus and Steven Hegedus, 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 20th day of March, 2023.

Notary Signature
My commission expires: 8-20-2025

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

**RETURN TO:**
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

## Tennessee Certification of Electronic Document

I, Steven T. Morris 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 March 24, 2023 (date of document).

Affiant Signature

March 24, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 24th day of March, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023