Karen Johnson Davidson County
Batch# 993057 DEEDWARR
04/18/2023 09:45:30 AM 3 pgs
Fees: $18.00 Taxes: $5,772.00
20230418-0028347

Warranty Deed

JULIE BAILEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES SEPTEMBER 02, 2024	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,560,000.00. Affiant Subscribed and sworn to before me, this the 17th day of April, 2023. Notary Public My commission expires: 9-2-2024

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:
Geoffrey Paul Sernyak Christin Michelle Sites	New Owner(s)	118-10-0-007.00
902 Sutton Hill Road		
Nashville, TN 37204		

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, **JERRY W. WILLIAMS, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GEOFFREY PAUL SERNYAK AND CHRISTIN MICHELLE SITES, HUSBAND AND WIFE**, 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. 10 and the Easterly 20 feet of Lot No. 11, Block "H" on the Plan of Battlefield Estates, Section No. 2 of record in Plat Book 843, page 108, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 10 and the Easterly 20 feet of Lot No. 11 front together 100 feet on the Northerly side of Sutton Hill Road and run back between lines 198 feet more or less, on the Westerly line and 200 feet on the Easterly line, with the Westerly margin of McNairy Lane, to a deadline, and measures 82.7 feet thereon.

Being the same property conveyed to Jack L. Slinger, a single man, by Warranty deed from Frederick T. Lepore and wife, Theresa Lepore of record in Instrument No. 20171102-0112531 Register's Office for Davidson County, Tennessee, dated October 27, 2017 and recorded on July 7, 2022.

Being the same property conveyed to Jack L. Slinger, III, as Trustee of the Jack L. Slinger, III Revocable Trust under Agreement dated April 1, 2019 by Quitclaim deed from Jack L. Slinger of record in Instrument No. 20190401-0029293 Register's Office for Davidson County, Tennessee, dated April 1, 2019 and recorded on April 1, 2019.

Being the same property conveyed to Jerry W. Williams, unmarried by Warranty deed from Jack L. Slinger, III, Trustee of the Jack L. Slinger, III Revocable trust under Agreement dated April 1, 2019 of record in Instrument No. 20220707-0078275 Register's Office for Davidson County, Tennessee, dated July 01, 2022 and recorded on July 07, 2022.

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 902 Sutton Hill Road, Nashville, TN 37204, 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 17th day of April, 2023.

Jerry W. Williams

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 Jerry W. Williams, 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 17th day of April, 2023.

Notary Public

My Commission Expires:

3-3-26

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

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 April 17, 2023 (date of document).

Affiant Signature

April 17, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 17th day of April, 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