39B

Warranty Deed

Karen Johnson Davidson County Batch# 994125 DEEDWARR 04/19/2023 01:21:21 PM 2 pgs Fees: $13.00 Taxes: $4,773.00 20230419-0028847	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,290,000.00. Affiant Subscribed and sworn to before me, this the 18th day of April, 2023. Notary Public My commission expires: 7/6/24

LYDIA H WEAVER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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:
Kevin Kerno and Karen Kerno	ORIGIN POINT	083-16-0-034.00
2508 BRITTANY DR	1800 W LARCHMONT AVE #305	
NASHVILLE, TN 37206	CHICAGO, IL 60613	

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, **DAVID G. PUNCOCHAR, A MARRIED MAN***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KEVIN KERNO, AND KAREN KERNO, 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. 171 on the Plan of Eastland Acres, Section III of record in Plat Book 2331, Page 41, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to David G. Puncochar, an unmarried man by Warranty Deed from Phillip Allen and Joan Allen, husband and wife of record in Instrument No. 20160202-0010038, Register's Office for Davidson County, Tennessee, dated January 29, 2016 and recorded on February 02, 2016.

Being the same property conveyed to David G. Puncochar, Trustee, David G. Puncochar Revocable Living Trust Agreement dated February 13, 2018 by Quitclaim Deed from David G. Puncochar, an unmarried man of record in Instrument No. 20180221-0016453, Register's Office for Davidson County, Tennessee, dated February 13, 2018 and recorded on February 21, 2018.

Being the same property conveyed to David G. Puncochar, an unmarried man by Warranty Deed from David G. Puncochar, Trustee, David G. Puncochar Revocable Living Trust Agreement dated February 13, 2018 of record in Instrument No. 20190619-0059170, Register's Office for Davidson County, Tennessee, dated June 19, 2019 and recorded on June 19, 2019.

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 2508 Brittany Drive, Nashville, TN 37206, 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 18th day of April, 2023.

David G. Puncochar

*** Shawn Ailes Puncochar, spouse of David G. Puncochar, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description she might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.**

Shawn Ailes Puncochar

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 David G. Puncochar and Shawn Ailes Puncochar, 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 18th day of April, 2023.

Notary Public

My Commission Expires: 3-3-25

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025