WARRANTY DEED

Karen Johnson Davidson County
Batch# 995618 DEEDWARR
04/24/2023 12:13:30 PM 3 pgs
Fees: $18.00 Taxes: $1,135.90
20230424-0029980

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $307,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF MARCH, 2023.

Notary Public

MY COMMISSION EXPIRES: 11-06-24

(AFFIX SEAL)

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Grace M. Perry-Gaiter	Grace M. Perry-Gaiter	050-14-0-100
(NAME)	(NAME)	
5108 New Hampshire Avenue NW	5108 New Hampshire Avenue NW	
(ADDRESS)	(ADDRESS)	
Washington, DC 20011	Washington, DC 20011	
(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 considerations, the receipt of which is hereby acknowledged, I/we ***Edward John Bernas, a single man,*** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto ***Grace M. Perry-Gaiter, an unmarried woman***, hereinafter called the GRANTEE(S), his/her/their 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. 402, on the plan of Parkwood Estates, Section Two, as shown on plat of record in Plat Book 3300, Page 5, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Edward John Bernas, a single man by Warranty Deed from Joseph Carter Nelms, a single man, dated 07/27/2018, of record in Instrument No. 20180806-0076894, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for 2023 and subsequent years, a lien not yet due and payable; All matters shown on the plat of record in Plat Book 3300, Page 5, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions recorded in Book 3249, Page 345, and amended in Book 3309, Page 615 and Book 3616, Page 269, said Register's Office.

This conveyance is 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) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 3243 Spears Road, Nashville, TN 37207

(House Number) (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 GRANTEE(S), his/her/their 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), his/her/their 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 6th day of March, 2023.

Edward John Bernas

Edward John Bernas

State of New York
County of Erie

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Edward John Bernas, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 6th day of March, 2023.

Margaret M Hartman

Notary Public:
My Commission Expires: 01/31/2027

MARGARET M HARTMAN
Notary Public - State of New York
NO. 01HA4521837
Qualified in Erie County
My Commission Expires Jan 31, 2027

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

Tennessee Certification of Electronic Document

I, Britney Garner 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 3/6/23 (date of document).

Affiant Signature

4/18/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 6th of March, 2023

(SEAL)

Notary's Signature
My Commission Expires: 7-7-2025

