Karen Johnson Davidson County
Batch# 1030229 DEEDWARR
07/25/2023 09 58 00 AM 2 pgs
Fees $13 00 Taxes $2,682 50
20230725-0057165

RECORD AND RETURN TO
Limestone Title and Escrow, LLC
580 Franklin Rd
Suite 203
Franklin, Tennessee 37069
File No QLC-15754-2023

WARRANTY DEED

HILLARY D. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $725,000.00

Melody Campbell
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 day of July, 2024

Hillary D Smith
NOTARY PUBLIC

My commission expires 2-19-2024

THIS INSTRUMENT PREPARED BY
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER.	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stuart Verner & Erin Nicole Verner 1126 Brookmeade Drive Nashville, TN 37204	Same address as new owner	131-04-0-211

FOR AND IN CONSIDERATION of the sum of SEVEN HUNDRED TWENTY FIVE THOUSAND AND 00/100 Dollars ($725,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **CHRISTOPHER K. DOONEY, MARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **STUART VERNER AND ERIN NICOLE VERNER, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No 11 on the Plan of Duncanwood, of record in Book 1424, page 139, Register's Office for said County, to which reference is hereby made for a more complete and accurate description

Being the same property conveyed to Christopher K Dooney, an unmarried man, from Gingi L Lanius, unmarried, by Warranty Deed dated May 1, 2007 and recorded May 3, 2007 in Instrument #20070503-0052854, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _X__ improved property, known as: 1126 Brookmeade Drive, Nashville, TN 37204

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same, and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

Christopher K. Dooney having since married, Whitney Chappell joins in the execution of the Warranty Deed to convey any and all marital interest she may have to said property.

WITNESS MY/OUR HANDS, this 24 day of July, 2023

GRANTOR(S)

Christopher K. Dooney

Whitney Chappell

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, a Notary Public, Christopher K. Dooney, and Whitney Chappell with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained

WITNESS my hand and seal, this the 24th day of July, 2023.

Notary Public

LEE E. CRANFORD

Printed Notary Name

My commission expires: 11/6/2023

LEE E CRANFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY