WARRANTY DEED

Karen Johnson
Batch # 1107726
03/06/2024 10:43:55 AM
Fees: $13.00 Taxes: $1,295.00

Davidson County
DEEDWARR
2 pgs

20240306-0015563

BS-DTR-24-509

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-25

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF MARCH, 2024.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Travis Jost	**New Owner**	
(NAME) **1327 Holly Tree Gap Road**	(NAME)	**164-08-0C-112.00-CO**
(ADDRESS) **Brentwood, TN 37027**	(ADDRESS)	
(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, **STEVEN M. STOKES, A MARRIED MAN AND LAUREN R. VESSIO, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TRAVIS JOST,** 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 Lot Number 22 on the Final Plan of Hamilton Chase, Section Three, of record in Instrument Number 20070517-0059303, as amended in Instrument Numbers 20070529-0063683 and 20070723-0087046, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Lauren R. Vessio, a single woman and Stevens M. Stokes, a single man, as joint tenants with right of survivorship by Warranty Deed from Lake Forest Homes, Inc., a Tennessee corporation of record in Instrument No. 20161103-0116274 Register's Office for Davidson County, Tennessee, dated October 25, 2016 and recorded on November 03, 2016.

Said property has never been the primary residence of grantor's spouse.

This conveyance is subject to:
- Taxes for the year 2024, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20070517-0059303, surveyor's certificate of correction of record in Instrument No. 20070529-0063683 and Instrument No. 20070723-0087046, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20050728-0087946, as amended in Instrument No. 20051031-0131315, Register's Office for Davidson County, Tennessee
- By-laws of record in Instrument Number 20050728-0087946, in the Register's Office for Davidson County, Tennessee.
- Charter of Hamilton Chase HOA of record in Instrument Number 20060914-0113689, in the Register's Office for Davidson County, Tennessee.
- Easement to Tennessee Telephone company of record in Instrument Number 20060707-0081733, in the Register's Office for Davidson County, Tennessee.
- Road Agreement and Sewer Easement of record in Instrument Number 20040416-0043248, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument Number 20040102-0000420, in the Register's Office for Davidson County, Tennessee.
- Notice of Acceptance of Public Infrastructure of record in Instrument Number 20181214-0121898, 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 **improved** property known as: **509 Shoreline Lane, Antioch, Tennessee 37013**.

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 4th DAY OF MARCH, 2024.

Steven M. Stokes

Lauren R. Vessio by S.M.S. as Court Authorized Signatory

Lauren R. Vessio by Steven M. Stokes as Court Authorized Signatory
Pursuant to Amended Agreed Order Approving Sale
Entered February 14, 2024, Davidson County Chancery Court No. 22-1118-II

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEVEN M. STOKES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4 of March, 2024.

Notary Public
My Commission Expires: 5-5-25
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEVEN M. STOKES, Court Authorized Signatory, Pursuant to Amended Agreed Order Approving Sale Entered February 14, 2024, Davidson County Chancery Court No. 22-1118-II, of Lauren R. Vessio, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4 of March, 2024.

Notary Public
My Commission Expires: 5-5-25
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212