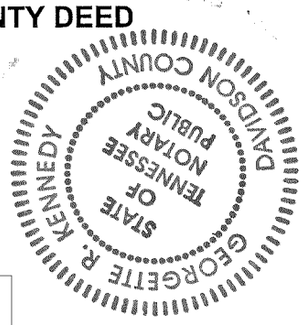
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF MARCH, 2024.

Notary Public

MY COMMISSION EXPIRES: 01-06-25

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1114492 DEEDWARR
03/25/2024 09:26:30 AM 3 pgs
Fees: $18.00 Taxes: $4,569.50
20240325-0020359

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
216 Centerview Drive, Suite 360, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Andrew Wesnofske and Caroline Wesnofske	New Owner	118-02-0-270.00
(NAME)	(NAME)	
834 Kirkwood Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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 **Linda June Hart, as trustee of the Linda June Hart Trust and Joseph B Hart, as trustee of the Joseph B Hart Trust**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Andrew Wesnofske and Caroline Wesnofske**, a married couple, 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. 3 on the Plan of Plan of Part of Mrs C. D. Berry's Property of record in Plat Book 3842, Page 43, and amended in Instrument No. 20100405-0025345 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 Joseph B. Hart as Trustee of Joseph B. Hart Trust dated 02/24/2012 and Linda June Hart as Trustee of Linda June Hart Trust dated 02/24/2012 by Warranty Deed from Mark Magnotte, unmarried and Leslie Magnotte, unmarried, dated 03/04/2019, of record in Instrument No. 20190305-0020108, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Linda June Hart as trustee of Linda June Hart Trust Dated 02/24/2012 by Quitclaim Deed from Joseph B. Hart as Trustee of Joseph B. Hart Trust dated 02/24/2012, dated 02/12/2021, of record in Instrument No. 20210322-0037788, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Linda June Hart as Trustee of Linda June Hart Trust dated 02/24/2012 and Joseph B. Hart as Trustee of Joseph B. Hart Trust dated 02/24/2012, in Equal undivided Interests as tenants in common by Quitclaim Deed from Linda June Hart as trustee of Linda June Hart Trust Dated 02/24/2012, dated 02/12/2021, of record in Instrument No. 20210507-0061460, Register's Office for Davidson County, Tennessee.

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 ☒ 834 Kirkwood Avenue, Nashville, TN 37204
(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 21st day of March, 2024.

Linda June Hart Trust

By: Linda June Hart, Trustee
Linda June Hart, Trustee

Joseph B Hart Trust

By: Joseph B. Hart, Trustee
Joseph B Hart, Trustee

State of Tennessee
County of Williamson

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Linda June Hart as Trustee of the Linda June Hart Trust with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the within named bargainor and that he/she executed the foregoing instrument of his/her own free will for the purposes therein set forth.

Witness my hand and Official seal at office on this 21st day of March, 2024.

Notary Public:

My Commission Expires: 1/6/2025

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Williamson

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Joseph B Hart as Trustee of the Joseph B Hart Trust with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the within named bargainor and that he/she executed the foregoing instrument of his/her own free will for the purposes therein set forth.

Witness my hand and Official seal at office on this 21st day of March, 2024.

Notary Public:

My Commission Expires: 1/6/2025

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
216 Centerview Drive, Suite 360
Brentwood, TN 37027

202403250020359

CERTIFICATE OF AUTHENTICITY

I, John M. Wells, do hereby make oath that I am a licensed attorney and/or 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 March 25, 2024.

Affiant

Date: 3/25/2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me this 25th day of March, 2024.

Notary Public

My Commission Expires: 1/6/25

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY