This Instrument Prepared by and Return to:
**Bell & Alexander Title Services, Inc.**
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $630,000.00.

Affiant

Subscribed and sworn before me this the 28 day of March, 2024.

Notary Public
My commission expires: 4-13-25

SHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025

Karen Johnson Davidson County
Batch# 1118114 DEEDWARR
04/03/2024 07:57:30 AM 2 pgs
Fees: $13.00 Taxes: $2,331.00
20240403-0023227

# WARRANTY DEED

| Address of New Owner: | Send Tax Bill to: | Tax Information: |
|---|---|---|
| James H. Stern and Valerie Stern | James Stern and Valerie Stern | 072-10-0I 001.00 |
| 1034 Burchwood Ave. | 3357 SW Westover Ct | |
| Nashville, TN 37216 | Palm City, FL 34990 | |

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, THOMAS M. NEMETH, AN UNMARRIED MAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JAMES H. STERN AND VALERIE STERN, HUSBAND AND WIFE, AS JOINT TENNANTS WITH RIGHTS OF SURVIVORSHIP, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 1034 Burchwood Avenue Townhomes, of record in Instrument No. 20140813-0073037, Register's Office for Davidson County, Tennessee, as shown on Exhibit C attached therto, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Thomas M. Nemeth, an unmarried man, by deed dated 12/21/2015, from DY Properties II, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20160107-0001661, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1034 Burchwood Ave., Nashville, TN 37216.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

TMN by JW AIF

Witness my hand this the 28 day of March, 2024.

Thomas M Nemeth by Jenny West Attorney in fact
Thomas M. Nemeth by Jenny West as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28 day of March, 2024, before me, the undersigned Notary Public in and for said County and State, personally appeared Jenny West with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Thomas M. Nemeth by Specific POWER OF ATTORNEY dated 3/16/2024, and who acknowledged that he executed the same as the free act and deed of Thomas M. Nemeth.

Witness my hand and official seal this 28 day of March, 2024.

My commission expires: 9/21/26

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**True Copy Certification**

I, Yvette Meldrum, 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 March 28, 2024.

Signature
March 28, 2024
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this March 28, 2024

Notary's Signature

My Commission Expires: 4-13-25

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025