Karen Johnson Davidson County
Batch# 1120000 DEEDWARR
04/05/2024 04:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20240405-0024430

WARRANTY DEED

2024-03-1558

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 5 day of April, 2024.

(Affix Seal) Notary Public

My Commission Expires:

CASSIE ANNE STARLING STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-19-2025

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Ronald Lee Grubbs, Jr., Trustee of Kristen Bung 7637 Veranda Court Trust dated April 2, 2024 7637 Veranda Court Nashville, TN 37221	Ronald Lee Grubbs Jr., Trustee of the Kristen Bung 7637 Veranda Court Trust 426 Lynnwood Blvd. Nashville, TN 37205	Map/Parcel 142 10 0E 052.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Albert J. Doeve and Margaret S. Doeve, husband and wife**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do hereby transfer and convey unto **Ronald Lee Grubbs, Jr., Trustee of Kristen Bung 7637 Veranda Court Trust dated April 2, 2024**, hereinafter called the GRANTEE, his 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 Unit 52 of BELLEVUE STATION, Phase 3, as shown on Exhibit A-1 of the Supplemental Declaration to Declaration of Covenants, Conditions and Restrictions for BELLEVUE STATION, a Horizontal Property Regime with Private Elements, as of record in Instrument No. 20160108-0001959 as supplemented by 20170427-0041683, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said Units.

Being the same property conveyed to Albert J. Doeve and Margaret S. Doeve, husband and wife, by Warranty Deed from Parkside Builders, LLC, a Tennessee limited liability company, of record in Instrument No. 20180618-0058144, in the Register's Office of Davidson County, Tennessee, dated June 13, 2018, and recorded on June 18, 2018.

This conveyance is subject to the following: Metropolitan Nashville property taxes for the year 2024 and subsequent years, a lien not yet due or payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 7637 Veranda Court, Nashville, TN 37221.

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, his successors and assigns forever; and the GRANTORS, do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and they do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his successors 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.

Effective the 5 day April, 2024.

Albert J. Doeve

Margaret S. Doeve

Margaret S. Doeve

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 5 day of April, 2024, before me personally appeared Albert J. Doeve and Margaret S. Doeve, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 5 day of April, 2024.

Notary Signature
My commission expires:



Certificate of Authenticity

I, Kathleen Hale McClellan, 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 4/5/24.

Date

Affiant Signature

4/5/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 5 day of April, 2024.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

CASSIE ANNE STARLING
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires 03-19-2025