Karen Johnson Davidson County
Batch# 1148966 DEEDWARR
06/20/2024 08:37:30 AM 4 pgs
Fees: $23.00 Taxes: $2,364.30
20240620-0046110

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 38184-04-2024	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $639,000.00. Affiant Subscribed and sworn to before me this 12th day of June, 2024. Notary Public My Commission Expires: 2/17/27

WILLIAMSON COUNTY TENNESSEE NOTARY PUBLIC STATE OF CASSIE LOVVORN

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Stefan R. Kostas Caylee Kostas 643 Vernon Avenue #1 Nashville, TN 37209	Lending Hand Mortgage 510 Lentz Dr. Madison, TN 37115	Map and Parcel No.: 091 05 4A 001.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Justin W. Vickery and Megan N. Vickery, husband and wife ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to Stefan R. Kostas and Caylee Kostas, husband and wife ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 643 Vernon Avenue, Unit #1, Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor have executed this instrument made effective as of the 12th day of June, 2024.

GRANTORS:

Justin W. Vickery

Megan N. Vickery

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Justin W. Vickery and Megan N. Vickery, 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, at office, this 11 day of June, 2024.

Notary Public
My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

EXHIBIT "A"

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 1 of VERNON AVENUE RESIDENCES, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing VERNON AVENUE RESIDENCES, a Horizontal Property Regime, of record in Instrument Number 20180321-0026759, as Amended in Instrument No. 20181017-0103028 and Instrument No. 20200326-0032848, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Justin W. Vickery and Megan N. Vickery, Husband and Wife, by Warranty Deed from Nashviddles, LLC, a Tennessee Limited Liability Company and WB Capital, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20190930-0099304, in the Register's Office of Davidson County, Tennessee, dated September 20, 2019 and recorded on September 30, 2019.

This conveyance is made subject to:

1. Taxes and assessments for the year 2024 and subsequent years, a lien, not yet due and payable, which have been prorated and assumed by Grantees.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Map of H. B. Blue's Subdivision, as recorded in Plat Book 161, Page 134 & 135.
3. Declaration of Covenants, Conditions and Restrictions recorded in Instrument Number 20180321-0026759, as Amended in Instrument No. 20181017-0103028 and Instrument No. 20200326-0032848.
4. Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants recorded in Instrument No. 20181008-0099611.
5. Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4164, Page 920 and Book 4164, Page 923.

Certificate of Authenticity

I, Joshua A. Terry, 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 6/12/24.

Affiant Signature – Joshua A. Terry

6/17/24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before on 6/17/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27