Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: BEAM-24-817

PREPARED BY ~~(AND RETURN TO):~~

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Karen Johnson
Batch # 1153677
07/02/2024 10:13:39 AM
Fees: $23.00 Taxes: $2,682.50

Davidson County
DEEDWARR
4 pgs

20240702-0049797

Christy Wilkins Ivey

Margaret H. Taylor

Ivey Title, LLC Ref: (DL) Title No.: 63663

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Brett T. Begley Jennifer Catherine Begley 817 Holt Grove Court Nashville, TN 37211	OLD NATIONAL BANK ONE MAIN STREET EVANSVILLE, IN 47708

TAX MAP PARCEL NUMBERS: 180030A09800CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$725,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John Parker Dwyer, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Brett T. Begley and Jennifer Catherine Begley, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 75 on the Plan of Stone Creek Park, Section 2B of record in Book 9700, page 266, amended in Book 9700, pages 793 and 794, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to John Parker Dwyer, an unmarried man by Warranty Deed from Anthony J. Mannarino aka Anthony John Mannarino, now married and Dawn Jenette Carter-Mannarino, wife, dated September 30, 2021 and recorded on October 5, 2021 of record in Instrument No. 20211005-0133463, Register's Office for Davidson County, Tennessee.

Antonella Theresa Vescolani, spouse of John Parker Dwyer, joins in this conveyance solely to convey any and all marital interest she may have in subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2024, and subsequent years; The Plan, with Owner's Certificate, of record in Book 9700, page 266, and amended in Book 9700, pages 793 and 794, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 10324, page 365, Instrument No. 20010719-0076875, Instrument No. 20020722-0087705, Instrument No. 20231016-0080753, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars. Charter of Stone Creek Park Homeowner's Association, Inc., of record in Book 10324, page 358, said Register's Office.

This is improved property, known as 817 Holt Grove Court, Nashville, TN 37211

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 8th day of June, 2024.

John Parker Dwyer

John Parker Dwyer

Antonella Theresa Vescolani

State of INDIANA

County of HAMILTON

On this 08th day of JUNE, 2024, before me the undersigned authority, personally appeared John Parker Dwyer, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: 05/28/2028

AVINASH MUPPIDI
Hamilton County
NOTARY PUBLIC
Commission Number
NP0726983
NOTARY SEAL
My Commission Expires 05/28/2028
STATE OF INDIANA

State of _____

County of _____

On this_____ day of _____, 20____, before me the undersigned authority, personally appeared Antonella Theresa Vescolani , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: _____

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 8th day of June, 2024.

John Parker Dwyer

Antonella Theresa Vescolani

State of _____

County of _____

On this _____ day of _____, 20____, before me the undersigned authority, personally appeared John Parker Dwyer, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: _____

State of Missouri

County of St. Louis

On this 10 day of June, 2024, before me the undersigned authority, personally appeared Antonella Theresa Vescolani , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: 01/31/2027

SIERRA MCKENZIE
Notary Public - Notary Seal
St Louis County - State of Missouri
Commission Number 23447575
My Commission Expires Jan 31, 2027

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 725,000.00

Denise Woods
Affiant

Sworn and subscribed before me this 28th day of June, 2024.

Debra Leist
Notary

My Commission Expires:

DEBRA LEIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027