Karen Johnson Davidson County
Batch# 1155588 DEEDWARR
07/09/2024 07:37:30 AM 3 pgs
Fees: $18.00 Taxes: $8,473.00
20240709-0051183

THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $2,290,000.00 Affiant Subscribed and sworn to before me, this 27 day of JUNE 2024. Notary Public My Commission Expires: 11/2/2026

The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

CASSANDRA LAHOUTI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Cosby Allen Stone, Jr. Elizabeth Carol Abernathy Stone 3614 Trimble Road Nashville, TN 37215	New Owner	Tax Parcel ID No. **130-080-081.00**

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROBERT E. ABERNATHY, A MARRIED MAN** (collectively, "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **COSBY ALLEN STONE, JR. AND ELIZABETH CAROL ABERNATHY STONE, HUSBAND AND WIFE** (collectively, "Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Sneed Estates, of record in Plat Book 2133, Page(s) 10 and 11, in the Register's Office for Said County.

Said Lot No. 22 fronts 153 feet on the north side of Trimble Road and runs back 2717.7 feet on the easterly line and 267.8 feet on the westerly line to a dead line, measuring 147 feet thereon.

Being the same property conveyed to Robert E. Abernathy, a married man by Deed dated December 2, 2022 from Margery S. Stoll, a widow, recorded December 6, 2022, in Instrument Number 202212060126999, in the Official Records of Davidson County, Tennessee.

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower, or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This is improved property commonly known as: 3614 Trimble Road, Nashville, TN 37215

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 has executed this instrument on this 26 day of June, 2024.

ROBERT E. ABERNATHY

STATE OF Wisconsin)
)
COUNTY OF Winnebago)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **ROBERT E. ABERNATHY** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 26 day of June 2024.

C. M. BURHANS NOTARY PUBLIC STATE OF WISCONSIN

Notary Public
My Commission Expires: May 15, 2028

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 7/8/2024 (date of document).

Affiant Signature

7/8/2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8 day of July, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

