398

WARRANTY DEED

Karen Johnson
Batch # 1187313
09/27/2024 02:42:11 PM
Fees: $13.00 Taxes: $2,627.00

Davidson County
DEEDWARR
2 pgs

20240927-0075189

J-BR-24-237

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $710,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF SEPTEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 3/3/26 (AFFIX SEAL)

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Veronique Belzil and Luc Pregent	Guild Mortgage Company	
(NAME) **237 Antioch Pike**	(NAME) 5887 COPLEY DRIVE,	**133-02-0-406.00**
(ADDRESS) **Nashville, TN 37211**	(ADDRESS) SAN DIEGO, CA 92111	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **STEVEN DOUGLAS EMERY AND LOREN ELIZABETH EMERY, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **VERONIQUE BELZIL AND LUC PREGENT, A MARRIED COUPLE,** hereinafter called the Grantee(s), his/her/its/their heirs, 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 Lot No. 5, as shown on the map entitled Property Plan of Subdivision of Part of Lot 50 and all of Lots 51 and 52 of Nolen Heights, of record in Book 332, Page 162, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Included in the above Property Description, But Specifically Excluded Therefrom, is that portion thereof described in the deed of record in Book 4340, page 555, said Register's Office.

Being a portion of the same property conveyed to Vulfpeck GP, a Tennessee general partnership by Warranty Deed from Park G. Jarrett III of record in Instrument No. 20201130-0138639 Register's Office for Davidson County, Tennessee, dated November 20, 2020 and recorded on November 30, 2020.

Being the same property conveyed to Vulfpeck GP, a Tennessee general partnership by Quitclaim Deed from Vulfpeck GP, a Tennessee general partnership of record in Instrument No. 20201130-0138641 Register's Office for Davidson County, Tennessee, dated November 20, 2020 and recorded on November 30, 2020 and Scriveners Affidavit recorded on February 04, 2021 in Instrument No. 20210204-0016300.

Being the same property conveyed to Steven Douglas Emery, a married man by Quitclaim Deed from Vulfpeck GP, a Tennessee general partnership of record in Instrument No. 20220105-0002308 Register's Office for Davidson County, Tennessee, dated December 28, 2021 and recorded on January 05, 2022 and Scriveners Affidavit recorded on February 17, 2022 in Instrument No. 20220217-0018535.

Loren Elizabeth Emery, spouse of Steven Douglas Emery, hereby joins in this conveyance and does transfer and convey any and all marital interest he/she may have in and to the above-described tract or parcel of land.

This conveyance is subject to:
- Taxes for the year 2024, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 162, Register's Office for Davidson County, Tennessee.
- No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, or highways.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **237 Antioch Pike, Nashville, Tennessee 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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their 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.

Witness my/our hand(s) this the 23 DAY OF SEPTEMBER, 2024.

Steven Douglas Emery

Loren Elizabeth Emery

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEVEN DOUGLAS EMERY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of September, 2024.

Notary Public
My Commission Expires: 03-16-26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/16/2026
WILLIAMSON COUNTY

TATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LOREN ELIZABETH EMERY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of September, 2024.

Notary Public
My Commission Expires: 03
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/16/2026
WILLIAMSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212