Karen Johnson Davidson County
Batch# 1223273 DEEDWARR
01/06/2025 10:31:30 AM 3 pgs
Fees: $18.00 Taxes: $3,089.50
20250106-0000907

WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS ~~$875,000.00~~ $835,000.00

Amanda Aken
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 9TH DAY OF DECEMBER, 2024.

Carmen Coats
NOTARY PUBLIC

MY COMMISSION EXPIRES 3/3/26

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 24-3297LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO : If left blank please use the address of the new owner	MAP-PARCEL
Patrick Owen Sernyak	NEW OWNER	118 10 0 143.00
3452 Crestridge Drive		
Nashville, TN 37204		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JASON R. BEGUE AND PAMELA BEGUE, TRUSTEES OF THE BEGUE REVOCABLE LIVING TRUST, DATED JULY 21ST, 2023, AND ANY AMENDMENTS THERETO

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

PATRICK OWEN SERNYAK, A SINGLE MAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 3452 Crestridge Drive, Nashville, TN 37204

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/or 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/or 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 its hand on the 9th day of December, 2024.

The Begue Revocable Living Trust,
dated July 21st, 2023

BY:_____
Jason R. Begue, Trustee

BY:_____
Pamela Begue, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Jason R. Begue and Pamela Begue, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themself to be the Trustees of THE BEGUE REVOCABLE LIVING TRUST, DATED JULY 21ST, 2023, AND ANY AMENDMENTS THERETO, the within named barganor, a trust, and that Jason R. Begue and Pamela Begue, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said trust for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 9th day of December, 2024.

Notary Public_____

My Commission Expires:_____

JIM R. VANDERPOOL
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires 12-13-2025

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 85 and the southwesterly part of Lot No 86 on the map of Part of the OF Noel Estate, Pleasant Valley, of record m Plat Book 1424, page 63, Register's Office of Davidson County, Tennessee and described according to a copy of a survey made by Wm A Pitts, July 16, 1949, as follows: Said lot and part of lot adjoin and front together 67.1 feet on the westerly side of Crestridge Drive and runs back between lines 139.2 feet on the south Ime of Lot No. 85 and 168 6 feet on the northeast line of the southwest part of Lot No 86 to a dead line, measuring 138 feet thereon

Being the same property conveyed to Jason R. Begue and Pamela Begue, Trustees, or their successors in interest of the Begue Revocable Living Trust, dated July 21, 2023, and any amendments thereto by quitclaim deed from Jason R. Begue and Pamela Begue dated July 21, 2023 and recorded August 15, 2023 in Instrument No. 20230815-0063290 and Being the same property conveyed to Jason R. Begue and Pamela Begue, husband and wife, by Warranty Deed of record from Lori Adamson, an unmarried woman, in Instrument No. 20220111- 0003577, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. Taxes and assessments for the year 2024 and subsequent years, which are not yet due and payable.

2. Supplemental assessment pursuant to TCA 67-5-509 and TCA 67-5-603 for the year in which improvements were completed after January 1.

3. Covenants, conditions, restrictions, easements and other matters as shown on the plat recorded in Plat Book 1424, Page 63, of the Public Records of Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 December 9. 2024.

Affiant Signature

6th day of January, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6th day of January, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028