Karen Johnson Davidson County
Batch# 1238759 DEEDWARR
02/20/2025 10:57:30 AM 3 pgs
Fees: $18.00 Taxes: $2,016.50
20250220-0012163

WARRANTY DEED

2025-01-2505

STATE OF TENNESSEE
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $545,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 18 day of February, 2025.

(Affix Seal) Notary Public

My Commission Expires: 9/15/27

TINA SHINN
STATE OF TENNESSEE
NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Nicholas Stevick 2319 Ridgecrest Drive Nashville, TN 37216	OWNER	Map/Parcel 072-08-0-188.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Scott Michael Henneberry, a married man**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Nicholas Stevick, a married man**, hereinafter called the GRANTEE, his heirs 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. 221, as shown on the map entitled Dalewood, Section III, of record in Book 1835, page 20, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and Property description.

Being the same property conveyed to Scott Michael Henneberry, a married man by Warranty Deed from Lauren G. Vansant, a married woman of record in Instrument No. 20200622-0066154 Register's Office for Davidson County, Tennessee, dated June 15, 2020 and recorded on June 22, 2020.

The subject property was never the principal residence of the Grantor or the Grantors spouse.

This conveyance is subject to the following: Davidson County property taxes for the year 2025 and subsequent years are a lien but not yet due or payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 2319 Ridgecrest Drive, Nashville, TN 37216.

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, his heirs and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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.

Effective the 14 day February, 2025.

Scott Michael Henneberry

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 14 day of February, 2025, before me personally appeared Scott Michael Henneberry, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 14 day of February, 2025.

Notary Signature
My commission expires:



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 2/14/25.

Affiant Signature – Joshua A. Terry

2/18/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 2/18/25.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27