Karen Johnson Davidson County
Batch# 1254571 DEEDWARR
04/01/2025 07:58:30 AM 3 pgs
Fees: $18.00 Taxes: $2,201.13
20250401-0024302

Warranty Deed

MARY KATHRYNE LAWSON STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/09/2026 DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $594,900.00. Affiant Subscribed and sworn to before me, this the 28th day of March, 2025. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Lauren Salerno and Chris Salerno	New Owners	060-16-0-134.00
230 Capitol View Dr.		
Nashville, TN 37207		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **LAWSON JOHN STOVER, A SINGLE MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LAUREN SALERNO AND CHRIS SALERNO, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the West 55 feet of Lot No. 18 on the Plan of Joywood Heights, Section 3, not of record, described according to a survey by W. W. Turner Co., Engineers, dated March 14, 1947, as follows:

Beginning on the Southerly margin of Capitol View Avenue at a point 169.8 feet East of the Northeast corner of the property conveyed to James T. Johnson by deed from Leonard Johnson of record in Book 1046, Page 595, Register's Office for Davidson County, Tennessee, being the corner of Lots Nos. 17 and 18 on said Plan; thence with the Southerly margin of said Avenue, Eastwardly 55 feet to a point 5 feet West of the Northwest corner of Lot No. 19; thence parallel with dividing line between Lot No. 19; thence parallel with dividing line between Lots Nos. 18 and 19, South 4 degrees 30 minutes West 327 feet, more or less, to a point in the Northerly line of Lot No. 21, said point being 5 feet West of the Southwest corner of Lot No. 19; thence with North line of Lot No. 21, North 86 degrees West 55 feet; thence parallel with West line of Lot No. 19, North 4 degrees 30 minutes East 328 feet, more or less, to the point of beginning.

Being the same property conveyed to Whitney Hegedus and Steven Hegedus, wife and husband by Warranty Deed from Donnie Brawley, a married man of record in Instrument No. 20220314-0029145 Register's Office for Davidson County, Tennessee, dated March 4, 2022 and recorded on March 14, 2022.

Being the same property conveyed to Lawson John Stover, a single man by Warranty Deed from Whitney Hegedus and Steven Hegedus, wife and husband of record in Instrument No. 20230324-0021662 Register's Office for Davidson County, Tennessee, dated March 20, 2023 and recorded on March 24, 2023.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 230 Capitol View Drive, Nashville, TN 37207, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 28th day of March, 2025.

Lawson John Stover

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal this 28th day of March, 2025.

Notary Public

My Commission Expires: 11-8-28

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/08/2028
DAVIDSON COUNTY

Certificate of Authenticity

I, Mary Kathryne Lawson, 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 March 28, 2025.

Date

Affiant Signature

March 28, 2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 28th day of March, 2025.

Notary's Signature

ADELANDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2028

My Commission Expires: _____
Date

Notary's Seal (if on paper)