Karen Johnson Davidson County
Batch# 1285537 DEEDWARR
06/18/2025 09:05:30 AM 3 pgs
Fees: $18.00 Taxes: $952.75
20250618-0047866

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $257,500.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 17th day of June, 2025.

(Affix Seal) Notary Public

My Commission Expires:

KATHLEEN HALE MCCLELLAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 11-14-2026

2025-04-2851

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#:
Joshua A. Surovey 129 Tusculum Road Antioch, TN 37013	NEW OWNER	Map/Parcel 162-07-0-182.00

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, **John C. Stow**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Joshua Andrew Surovey, an unmarried 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. 18 on the Plan of Whittemore Valley, Section One of record in Plat Book 6250, Page 39, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John C. Stow by Warranty Deed from Melissa M. Sparks of record in Book 11521, page 351, Register's Office for Davidson County, Tennessee, dated May 28, 1999 and recorded on June 10, 1999.

This conveyance is subject to the following: Davidson County property taxes for the year 2025, and subsequent years, a lien not yet due and 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 129 Tusculum Road, Nashville, TN 37013.

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, its successors and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that it 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 itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 17 day June, 2025.

John C. Stow

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 17 day of June, 2025, before me personally appeared John C. Stow, 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 17 day of June, 2025.

Notary Signature
My commission expires:

KATHLEEN HALE MCCLELLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-14-2028

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 6/17/2025.

Date

Affiant Signature

6/17/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 17 day of June, 2025.

Notary's Signature

My Commission Expires: January 31st, 2026

Date

Notary's Seal

MELANIE EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON