WARRANTY DEED

Karen Johnson Davidson County
Batch# 1288765 DEEDWARR
06/23/2025 02:55:30 PM 3 pgs
Fees: $18.00 Taxes: $2,127.50
20250623-0049184

File No. BC-25-397

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $575,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of June, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ELIZABETH G COOPER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 02-26-2029

THIS INSTRUMENT WAS PREPARED BY
Lux Title & Escrow, LLC, 1201A 7th Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas Powell Hedley	New Owner	
(NAME)	(NAME)	072-16-1G-001.00-CO
1821A Tammany Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ROBERT STONE AND SPOUSE, ROBERT PALERMO**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THOMAS POWELL HEDLEY, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEE, 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 Unit No. 1821A on the Plan of Tammany Drive Commons, a Horizontal Property Regime with Private Elements, as shown on Exhibit "B" of Tammany Drive Commons, of record in Instrument No. 20200828-0098058, 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 a portion of the same property conveyed to Robert Stone and spouse, Robert Palermo by Warranty deed from Carol Elaine Carvell, single of record in Instrument No. 20200131-0011353 Register's Office for Davidson County, Tennessee, dated January 30, 2020 and recorded on January 31, 2020.

This is property more commonly known as 1821A Tammany Drive, Nashville, TN 37216.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hand this 23rd day of June, 2025.

Robert Stone

Robert Palermo

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of June, 2025, before me personally appeared Robert Stone and Robert Palermo, 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 23rd day of June, 2025.

Notary Signature
My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-24-2028

Certificate of Authenticity

I, Ryan Lux, 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 **June 23, 2025**.

Date

Affiant Signature

June 23, 2025
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this **23rd** day of **June**, 20**25**.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 12-26-2029