WARRANTY DEED

(SEAL)

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF June, 2025.

Notary Public
MY COMMISSION EXPIRES:

File #25-DW-1409-O

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Robert Hamilton Stone and Robert Cornelius Palermo, a married couple	New Owner	
(NAME)	(NAME)	**061 04 0 097.00**
P.O. Box 160726		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

JOHN ERNST, A MARRIED MAN,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

ROBERT HAMILTON STONE AND ROBERT CORNELIUS PALERMO, A MARRIED COUPLE,

hereinafter called the Grantee(s), his/her/its/their heirs, successors 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. 1 of Block A on the Map of HAYESBORO DEVELOPMENT COMPANY, HAYESBORO SUBDIVISION of record in Plat Book 1130, Page 47, Register's Office for said County.

Said Lot No. 1 of Block A fronts 75 feet on the Northerly margin of Hayesboro Avenue and extends back 264.9 feet on the Westerly line and 242.2 feet on the Easterly line to a dead line in the rear, measuring 110 feet thereon. Together with and subject to Grant of Appurtenant Easement of record in Doc. No. 20011102-0119742.

Being the same property conveyed to John Ernst, by Special Warranty Deed from Federal Home Loan Mortgage Corporation ("Freddie Mac"), organized and existing under the laws of the United States of America, of record in Instrument No. 20130927-0101722, in the Register's Office of Davidson County, Tennessee, dated September 19, 2013, and recorded on September 27, 2013.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HAYESBORO DEVELOPMENT COMPANY, HAYESBORO SUBDIVISION, as recorded in Plat Book 1130, Page(s) 47.
* Covenants, Conditions and Restrictions as set forth in Warranty Deed recorded in Book 1174, Page 311.
* Covenants, Conditions and Restrictions as set forth in Installment Deed recorded in Book 3862, Page 540.
* Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4178, Page 241.
* Easement for Grant of Appurtenant, recorded in Instrument No. 20011102-0119742.
* No coverage is provided as to the amount of acreage or square footage of the land.
* Copies of the supporting documents have been hyperlinked for your convenience: SP-Abstract
* Any and all existing easements and restrictions as shown of record not stated herein

This is __X__ **unimproved** __ ___ **improved** property known as: **1409 Haysboro Avenue, Nashville, TN 37216**.

Karen Johnson Davidson County
Batch# 1288966 DEEDWARR
06/23/2025 03:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20250623-0049223

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 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 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 my/our hand(s) this the 19 day of June, 2025.

John Ernst

John Ernst

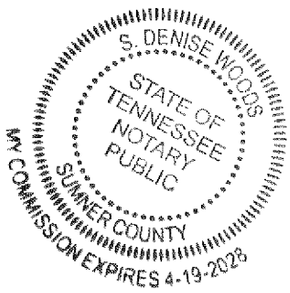
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19 day of June, 2025, before me personally appeared John Ernst, 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 19 day of June, 2025.

S. Denise Woods

Notary Signature
My commission expires:



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 19, 2025**.

Date

Affiant Signature

June 19, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **19th** day of **June**, 20**25**.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

