Karen Johnson Davidson County
Batch# 1403481 DEEDWARR
04/08/2026 02:26:30 PM 3 pgs
Fees: $18.00 Taxes: $3,326.30
20260408-0028521

WARRANTY DEED

MEGAN REED
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $899,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF APRIL, 2026.

Notary Public

MY COMMISSION EXPIRES: 2/26/30
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 1st Avenue South, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Kevin S Hale and LeAnne F Hale	NEW OWNER	10402026600
(NAME)	(NAME)	
1240 Ridge Circle		
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Shawn Venezia, unmarried man**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Kevin S Hale and LeAnne F Hale, husband and wife**, hereinafter called the GRANTEE(S), their successors 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 Southerly 50 feet of Lot No. 9 and the Southerly 50 feet of the Easterly 30 feet of Lot No. 10 on the plan of W. W. Crandall's Subdivision of Lot No. 39, Boyd Cockrill Spring Tract, as of record in Book 161, Page 102, Register's Office for Davidson County.

Said part of Lots Nos. 9 and 10 fronts 50 feet on the Westerly side of 29th Avenue North, formerly Vernon Street, and runs back between parallel lines, with the Northerly margin of an alley, 80 feet to a dead line.

Being the same property conveyed to Shawn Venezia by Warranty Deed from S. Jane Smith and Reuben M. Smith, of record in Instrument No. 20060404-0038375, in the Register's Office for Davidson County, Tennessee, dated March 30, 2006, and recorded on April 4, 2006.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of record in Plat Book 161, Page 102.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 211 29th Ave N, Nashville, TN 37203
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 successors 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 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 3 day of April, 2026.

Shawn Venezia

Shawn Venezia

STATE OF FLORIDA

COUNTY OF Volusia

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Shawn Venezia, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of April, 2026.

Kristal Smink

Notary Public

Printed Name: the undersigned

My Commission Expires: 08/03/2026

NOTARY PUBLIC STATE OF FLORIDA
KRISTAL SMINK
Commission #HH 429389
My Commission Expires
August 3, 2027

RETURN TO:
Phoenix Title Services, LLC
121 1st Avenue South, Suite 200
Franklin, TN 37064

CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or 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 3 day of April, 2026.

K. Thomas Sidwell
Date: 04/06/2026

STATE OF TN
COUNTY OF Williamson

Sworn to and subscribed before me this 6 day of April, 2026.

Notary Public
My Commission Expires: 1-21-26

KIMBERLY D. HICKS
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY