WARRANTY DEED

Karen Johnson Davidson County
Batch# 588979 **DEEDWARR**
03/10/2021 03:25:19 PM 2 pgs
Fees: $13.00 Taxes: $4,717.50

20210310-0031830

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 9th DAY OF March, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William J. Callaghan and Katherine S. Callaghan	new owners	
(NAME)	(NAME)	
744 B Bresslyn Road		115-04-0A-002.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, WE, **SILVIO SITARICH AND SHEILA E. SITARICH, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILLIAM J. CALLAGHAN AND KATHERINE S. CALLAGHAN, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, 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 B, together with the appurtenant interest in the common elements of Bresslyn Estates, a horizontal property regime with private elements established by Declaration in Instrument No. 20140807-0071203, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit "B" to the aforementioned Declaration, and being located upon Lot No. 147 on the Plan of Brooke Meade, Section V, of record in Plat Book 2133, page 102, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Silvio Sitarich and Sheila E. Sitarich, husband and wife, by Warranty Deed from TA Properties, LLC, a Tennessee limited liability company, of record in Instrument No. 20140818-0074708, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 744 B Bresslyn Road, Nashville, TN 37205
(House Number) (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 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 my hand this 9th day of March, 2021

Silvio Sitarich by Sheila Sitarich Attorney in fact.

SILVIO SITARICH

BY: SHEILA E. SITARICH, ATTORNEY IN FACT

Sheila E. Sitarich

SHEILA E. SITARICH

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sheila E. Sitarich, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of March, 2021.

Commission expires:

STATE OF TENNESSEE NOTARY PUBLIC

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 9th day of March, 2021, before me personally appeared Sheila E. Sitarick, to me known to be the person who executed the foregoing instrument on behalf of Silvio Sitarich and acknowledged that she executed the same as the free act and deed of Silvio Sitarich.

Witness my hand and official seal this 9th day of March, 2021.

Commission expires:

Notary Public