WARRANTY DEED

Karen Johnson Davidson County
Batch# 1050224 DEEDWARR
09/15/2023 09:09:30 AM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20230915-0072357

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF SEPTEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 03/07/2026

(AFFIX SEAL)

APRIL D WIDEMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sergio Li-Siu	Pentagon Federal Credit Union	075-07-0-147.00
(NAME)	(NAME)	
601 Netherlands Drive	PO Box 247050	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Omaha, NE 68124	
(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 considerations, the receipt of which is hereby acknowledged, **Kellie P. Casas, an unmarried woman**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Sergio Li-Siu, a single man**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 210 on the Plan of Highlands of Tulip Grove, Section 3, as of record in Plat Book 4675, Page 140, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Joyce L. Pugh, unmarried and Kellie P. Casas, unmarried by Warranty Deed from Earnest J. Phipps, unmarried, dated 03/23/2007, of record in Instrument 20070327-0036423, Register's Office for Davidson County, Tennessee.

The said Joyce L. Pugh died intestate on 05/11/2017, leaving the said Keith L. Pugh, married and Kellie P. Casas, unmarried as his/her sole heirs at law as evidenced in Affidavit of Heirship being recorded in Instrument 20180320-0025929, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kellie P. Casas, unmarried by Quitclaim Deed from Keith L. Pugh, married, dated 03/08/2018, of record in Instrument 201803200025930, Register's Office for Davidson County, Tennessee.

This conveyance is 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) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 601 Netherlands Drive, Hermitage, TN 37076
(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 GRANTEE(S), his/her/their 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), his/her/their 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 8th day of September, 2023.

Kellie P. Casas

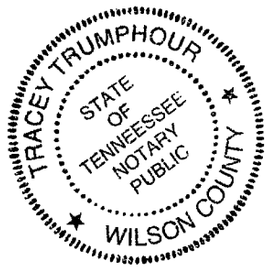
State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kellie P. Casas, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 8th day of September, 2023.

Notary Public:
My Commission Expires: 3.8.2025

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122



202309150072357

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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 9/8/23.

D. Shayne Adair

9/13/23
Date

STATE OF TENNESSEE
STATE OF DAVIDSON

Sworn to and subscribed before me this 13 day of Sept., 2023.

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

April D. Wideman
Notary Public
My Commission Expires: 03/07/2026