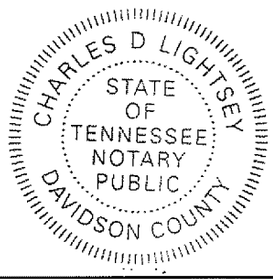
Karen Johnson Davidson County
Batch# 1128762 DEEDWARR
04/29/2024 02:43:30 PM 3 pgs
Fees: $18.00 Taxes: $2,005.40
20240429-0031082

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $542,000.00 Affiant Subscribed and sworn to before me, this the 29th day of April, 2024. Notary Public My commission expires: 3/3/26

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Michael Sordiya	**New American Funding**	090-08-0G-004.00-CO
724 Croley Drive	**PO Box 5071**	
Nashville, TN 37209	**Troy, MI 48007**	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **KEVIN CONNOR FLAHERTY AND HANNAH JO FLAHERTY, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL SORDIYA, A SINGLE PERSON,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 as shown on the Plan, attached as an Exhibit to the Declaration Establishing CROLEY DRIVE, A TOWNHOUSE PLANNED UNIT DEVELOPMENT (HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS), of record in Instrument No. 20160225-0018079, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description of said unit.

Being the same property conveyed to Kevin Connor Flaherty, an Unmarried Man, and Hannah J. Hersch, an Unmarried Woman, by Warranty Deed from Kyle T. Ducharme and Megan Ducharme, Husband and Wife, of record in Instrument No. 20201016-0120742, in the Register's Office of Davidson County, Tennessee, dated October 15, 2020, and recorded on October 16, 2020.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 724 Croley Drive, Nashville, TN 37209, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 29th day of April, 2024.

Kevin Connor Flaherty

Hannah Jo Flaherty

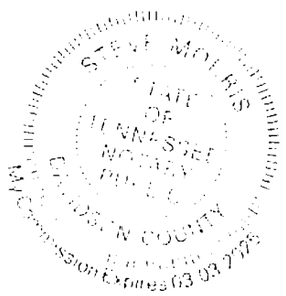
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Kevin Connor Flaherty and Hannah Jo Flaherty, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 29th day of April, 2024.

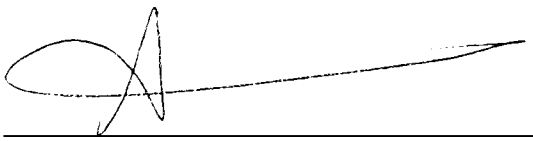
Notary Public

My Commission Expires: 5.7.25



CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **April 29, 2024**.



Affiant Signature — Date: **04/29/2024**

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **April 29, 2024**.



Notary's Signature

My Commission Expires: 4-21-26

Notary's Seal

