Karen Johnson Davidson County
Batch# 1156422 DEEDWARR
07/10/2024 02:36:30 PM 3 pgs
Fees: $18.00 Taxes: $2,663.63
20240710-0051794

PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DW) Title No.: 63704
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
David M. O'Hagan Brittany C. O'Hagan 101 Holt Branch (aka 6944 Stone Run Dr.) Nashville, TN 37211	NEW OWNER

TAX MAP PARCEL NUMBERS: 180030A01900CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$719,900.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Roxanne Kos and Kevin Kos, wife and husband,** hereinafter called the **Grantors**, have bargained and sold, and by these presents do hereby transfer and convey unto **David M. O'Hagan and Brittany C. O'Hagan, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Stone Creek Park, Section 1B, of record in Book 9700, page 389, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Roxanne Kos and Kevin Kos, wife and husband, by Warranty Deed from Joseph Christ Caracci, III and Elease Adel Caracci, husband and wife, dated July 19, 2019 and recorded on July 25, 2019 of record in Instrument No. 20190725-0073341, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2024, and subsequent years; The Plan of record in Book 9700, page 389, said Register's Office, shows an owner's certificate, minimum building setback lines and easements to which plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 10324, page 365, amended in Instrument No. 20010719-0076875 and Instrument No. 20231016-0080753, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars. Charter of Stone Creek Park Homeowners Association, Inc. of record in Book 10324, page 358, said Register's Office.

This is improved property, known as 101 Holt Branch, Nashville, TN 37211 (aka 6944 Stone Run Dr.)

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 9th day of July, 2024.

Roxanne Kos

Roxanne Kos

Kevin Kos

State of Tennessee

County of Davidson

On this 9th day of July, 2024, before me the undersigned authority, personally appeared Roxanne Kos and Kevin Kos, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

My Commission Expires: _____

Notary

State of Tennessee

County of ~~Davidson~~ Williamson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $719,900.00.

Affiant

Sworn and subscribed before me this 10 day of July, 2024.

Notary

My Commission Expires: _____

KATHLEEN HALE MCCLELLAN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires 11-16-2024

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 7/9/2024.

Date

Affiant Signature

7/10/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 10 day of July, 2024.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

