Karen Johnson Davidson County
Batch# 1171993 DEEDWARR
08/19/2024 11:40:30 AM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20240819-0063453

STATE OF:
COUNTY OF:

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00.

(Affiant)

Sworn to and subscribed before me this 12 day of August, 2024.

DESIREE SAILEMA
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES APR 26, 2025

This Instrument Prepared By:
Red Door Title Services LLC
311 Royal Oaks Blvd, Ste 130A
Franklin, TN 37064

Name and Address of New Owner:
Esdor & Tiba Kiza
8161 Bishopgate Rd
Antioch TN 37013

Send Tax Bills To:
New owner
Same

Map & Parcel No: 149-02-0B-044.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND LEGAL SUFFICIENCY OF WHICH ARE HEREBY IRREVOCABLY ACKNOWLEDGED,

Haluska Properties, LLC, a Wisconsin Limited Liability Company, "the Grantor(s),"

HAS THIS DAY BARGAINED AND SOLD AND BY THESE PRESENTS DOES HEREBY SELL, GIVE, TRANSFER AND CONVEY UNTO

Esdor Kiza an unmarried man, and Tiba Kiza, an unmarried woman, "the Grantee(s),"

The following described real estate in Davidson, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 151 on the Plan of Final PUD Plan Piccadilly Square, Phase II of record in Plat Book 6250, Page (s) 92 through 94, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Haluska Properties, LLC, a Tennessee limited liability company by Warranty Deed from Kimberly Tatum, an unmarried woman of record in Instrument No. 20181113-0111765 Register's Office for Davidson County, Tennessee, dated November 09, 2018 and recorded on November 13, 2018.

Being the same property conveyed to James Haluska, unmarried by Quitclaim Deed from Haluska Properties, LLC, a Tennessee limited liability company of record in Instrument No. 20191031-0112157 Register's Office for Davidson County, Tennessee, dated August 09, 2019 and recorded on October 31, 2019.

Being the same property conveyed to Haluska Properties, LLC, a Tennessee limited liability company by Quitclaim Deed from James Haluska, unmarried of record in Instrument No. 20200113-0003905 Register's Office for Davidson County, Tennessee, dated January 07, 2020 and recorded on January 13, 2020.

Being the same property conveyed to James Haluska, single by Quitclaim Deed from Haluska Properties, LLC of record in Instrument No. 20220330-0036506 Register's Office for Davidson County, Tennessee, dated February 28, 2022 and recorded on March 30, 2022.

Being the same property conveyed to Haluska Properties, LLC, a Wisconsin limited liability company by Quitclaim Deed from James Haluska, single of record in Instrument No. 20220420-0045463 Register's Office for Davidson County, Tennessee, dated April 11, 2022 and recorded on April 20, 2022.

This is __X___ improved _____ unimproved property also known as 861 Bishopsgate Road, Antioch, TN 37013.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee herein.

TO HAVE AND TO HOLD said real estate unto the Grantee(s), and the Grantees' successors, heirs and assigns, forever in fee simple. Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 8th day of August, 2024.

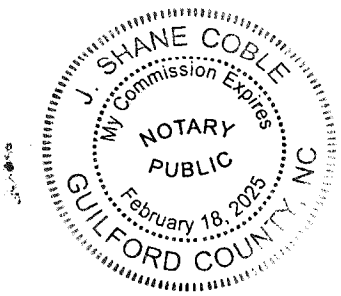
James Haluska (SEAL)
Haluska Properties, LLC, a Wisconsin Limited Liability Company

STATE OF North Carolina
COUNTY OF Guilford

On this 8th day of August, 2024, before me personally appeared **Haluska Properties, LLC, a Wisconsin Limited Liability Company**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 8th day of August, 2024.

Notary Public: J. Shane Coble
My commission expires: 2-18-2025



File No. 2024-698

Tennessee Certification of Electronic Document

I, DeSiree Sailema, 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 **08/08/24** (date of document).

Desiree Sailema
Affiant Signature

08/19/24
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **19** day of **August**, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 02.20.2028

NOTARY'S SEAL

