Karen Johnson Davidson County
Batch# 1178481 DEEDWARR
09/06/2024 01:52:30 PM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20240906-0068802

Prepared By & Return To:
Tennessee Title Services LLC-
Hendersonville
101 Springhouse Court
S-202
Hendersonville, TN 37075
H-24-3292

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00

Affiant

HEATHER STEPHENS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 4th day of September, 2024

Notary Public

Commission Expires: 7/14/27

Address of New Owner	Send Tax Bills To:	Map & Parcel
Danica Pigg and Drew Aloi 3808 Hillshire Drive Antioch, TN 37013	Stockton Mortgage Corporation 88 C. Michael Davenport Blvd. Frankfort, KY 40601	150-04-0-010.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Jason Carty and Emily Carty, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Danica Pigg, unmarried and Drew Aloi, unmarried

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 Lot No. 571 on the Plan of Section One-A, Kensington of Priest Lake, of record in Plat Book 5200, Page 707, 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 Emily Carty and Jason Carty, wife and husband by Warranty Deed from Carole M. Barnes, unmarried of record in Instrument No. 20120216-0013497 Register's Office for Davidson County, Tennessee, dated February 15, 2012 and recorded on February 16, 2012. The spouse of Carole M. Barnes, Clyde G. Barnes having died on August 05, 2011, leaving Carole M. Barnes as surviving tenant by the entirety.

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 pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3808 Hillshire Drive, Antioch, TN 37013.

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 so 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.

Dated this the 3rd day of September, 2024.

Jason Carty

Emily Carty

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 3rd day of September, 2024, before me personally appeared Jason Carty and Emily Carty, 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 3rd day of September, 2024.

JOSHUA TERRY
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/7/27
COUNTY OF WILLIAMSON

Notary Signature
My commission expires:

TRUE COPY CERTIFICATION

I, Stephanie Smothermon, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on 9/3/2024 (date of document).

Affiant Signature — 9/6/2024 Date

State of TENNESSEE

County of MONTGOMERY

Personally appeared before me, undersigned notary public for this county and state, Stephanie Smothermon, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed this 6th day of September, 2024.

Notary's Signature

My Commission Expires: 1·27·2026

Notary Seal

REBECCA L. TRUMAN
STATE OF TENNESSEE NOTARY PUBLIC
HICKMAN COUNTY
MY COMMISSION EXPIRES 1-27-2026