Karen Johnson Davidson County
Batch# 1179326 DEEDWARR
09/09/2024 03:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20240909-0069389



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $425,000.00.

Affiant

Subscribed and sworn to before me, this 9 day of September, 2024.

Notary Public

My commission expires: 8/8/2027

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
174 Saundersville Rd, Ste 102, Hendersonville, TN. 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Daniel Hartigan and Denise Hartigan	New owner	082-03-0-187.00
1125 Stockell St.	431 Hamden Court	
Nashville, TN 37207	Wyckoff, NJ 07481	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Senad J. Berisa, a single man and Kenneth Colby Kee, a single man

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Daniel Hartigan and Denise Hartigan, husband and wife

(hereinafter called the "Grantee"), his 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. 122 on the Plan of Benedict Land Company's Subdivision of record in Plat Book 332, Page 40, 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 Senad J. Berisa, a single man and Kenneth Colby Kee, a single man by Warranty Deed from Latte Srilouangkhol, unmarried and Narong Srilouangkhol, unmarried of record in Instrument No. 20190920-0095575 Register's Office for Davidson County, Tennessee, dated September 19, 2019 and recorded on September 20, 2019.

This is improved property known as **1125 Stockell St., Nashville, TN 37207.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 6th day of September, 2024.

Senad J. Berisa

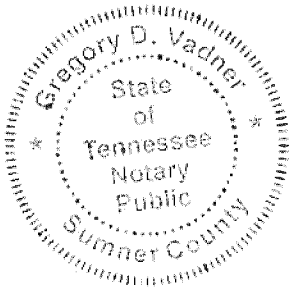
Kenneth Colby Kee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Senad J. Berisa and Kenneth Colby Kee, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 6th day of September, 2024.

Notary Public
My Commission Expires: 3.23.27



Lenders Title Company File No. 24-000647-626

Certificate of Authenticity

I, Allisyn G. Pinkston, 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 **September 6, 2024**.

Date

Allisyn G. Pinkston

Affiant Signature

9/9/24

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **9** day of **September**, 20**24**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025