Karen Johnson Davidson County
Batch# 1203133 DEEDWARR
11/12/2024 07:50:30 AM 4 pgs
Fees: $23.00 Taxes: $1,091.50
20241112-0087480

Name and Address of New Owner:
Samantha Stone and Susan Fields Carder
2334 Benay Road
Nashville, TN 37214

Send Tax Bills To:
NEW OWNERS

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 052-13-0B-118-00

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, **Francis Monaghan, a single man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Samantha Stone, an unmarried woman, and Susan Fields Carder, an unmarried woman, joint tenants with right of survivorship,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 156, First Revision, Condominium Site Plan, River Glen, Planned Unite Development, Phase IV, Section 1, as shown on plat of record in Plat Book 9700, Page 283, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Francis Monaghan, a single man, by Warranty Deed dated December 19, 2018 from Russell Freeman and Shannon Freeman, husband and wife, recorded December 21, 2018 in Instrument No. 20181221-0124426 in the Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

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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 7th day of November, 2024.

Francis Monaghan (SEAL)
Francis Monaghan

Commonwealth of Virginia, County of Hanover
~~STATE OF TENNESSEE~~
~~COUNTY OF DAVIDSON~~

On this 7th day of November, 2024, before me personally appeared Francis Monaghan, 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 7th day of November, 2024.

Notary Signature
My commission expires: 08/31/2026

Andrew Ray Yon
REGISTRATION NUMBER
7759341
COMMISSION EXPIRES
August 31, 2026

Notarized by USA Notary using online audio / video communication
Executed in Hanover County, VA

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202411120087480

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)

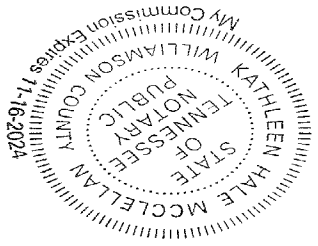
COUNTY OF ~~DAVIDSON~~ WILLIAMSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $295,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
7th day of November, 2024.

Notary Public
My commission expires:
File No. 2024-7340-TS



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 11/8/2024.

Date

Affiant Signature

11/8/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 8 day of November, 2024.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

CAROLINE SEVIER HALE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-27-2026