WARRANTY DEED

Karen Johnson | Davidson County
Batch # 1205419 | DEEDWARR
11/14/2024 02:55:33 PM | 2 pgs
Fees: $13.00 Taxes: $2,183.00

20241114-0088924

File #24-PA-2840-P

(SEAL)

LINDSAY B FATTAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $590,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF November, 2024.

Notary Public
MY COMMISSION EXPIRES: _____

THIS INSTRUMENT WAS PREPARED BY ~~AND RETURN TO~~

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: W-EYP-24-2840

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Blake Kasha and Jennifer N. Kasha and Steven Kasha	**New Owner**	
(NAME)	(NAME)	**172 15 0A 025.00**
2840 Call Hill Rd.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

ERIK A. STOCKTON AND WIFE, MARIAM STOCKTON,,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

BLAKE KASHA AND JENNIFER KASHA, HUSBAND AND WIFE, AND STEVEN KASHA, MARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 36 on the Plan of HOLT WOODS, SECTION ONE, R20 RESIDENTIAL P.U.D, of record in Plat Book 7900, Pages 878 and 879, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Eric A. Stockton and Mariam N. Awad, both unmarried, tenants in common with rights of survivorship, by Warranty Deed from Shenfeng Qiu and Le Zhang, of record in Instrument No. 20090720-0067729, in the Register's Office of Davidson County, Tennessee, dated July 15, 2009 and recorded on July 20, 2009.

The said Erik A. Stockton, being one and the same as Eric A. Stockton, having since married the said Mariam N. Awad, now known as Mariam Stockton.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION ONE HOLT WOODS R20 RESIDENTIAL P.U.D, as recorded in Plat Book 7900, Pages 878 and 879.

*Declaration of Covenants, Conditions and Restrictions recorded in Book 9570, Page 22; amended in Instrument No. 20190624-0060843.

*Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 10316, Page 585.

*Stormwater Detention Agreement as set forth in instrument recorded in Book 8497, Page 458.

*Charter for Holt Woods Homeowners Association recorded in Book 9570, Page 5.

*By-Laws for Holt Woods Homeowners Association recorded in Book 9570, Page 13.

*Conveyance of Common Area recorded in Instrument No. 20020807-0095356.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: 2840 Call Hill Road, Nashville, TN 37211.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 13th day of November, 2024.

Erik A. Stockton

Mariam Stockton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of November, 2024, before me personally appeared Erik A. Stockton, 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 13th day of November, 2024.

Notary Signature
My commission expires:
STATE OF TENNESSEE
COUNTY OF DAVIDSON

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

On this 13th day of November, 2024, before me personally appeared Mariam Stockton, 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 13th day of November, 2024.

Notary Signature
My commission expires:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028