WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $465,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 12th day of February, 2025.

(Affix Seal) Notary Public

My Commission Expires:

Karen Johnson Davidson County
Batch# 1236582 DEEDWARR
02/12/2025 11:56:30 AM 3 pgs
Fees: $18.00 Taxes: $1,720.50
20250212-0010709

2024-11-2333

THIS INSTRUMENT WAS PREPARED BY AND UNDER AND RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Mariah Grace Bengtson 821 Bolton Drive Nolensville, TN 37135	NEW OWNER	Map/Parcel 186-03-0A-031.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Richard Costigan, III and Gloria Costigan, husband and wife**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Mariah Bengston, single woman,** hereinafter called the GRANTEE, her heirs 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. 31 on the Plan of Final Plat of Burkitt Commons, Phase 3 of record in Plat at Instrument No. 20210112-0005106, 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 Richard Costigan, III and Gloria Costigan, husband and wife by Warranty Deed from Regent Homes, LLC, a Tennesse limited liability company of record in Instrument No. 20211220-0168100 Register's Office for Davidson County, Tennessee, dated December 17, 2021 and recorded on December 20, 2021.

This conveyance is subject to the following: Davidson County property taxes for the year 2025, and subsequent years, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 821 Bolton Drive, Nolensville, TN 37135.

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, its successors and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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.

Effective the 10th day February, 2025.

Richard Costigan, III

Gloria Costigan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 6 day of February, 2025, before me personally appeared Richard Costigan, III and Gloria Costigan, 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 6 day of February, 2025.

Notary Signature
My commission expires:

Kathleen Hale McClellan
NOTARY PUBLIC
STATE OF TENNESSEE
Williamson County
My Comm. Expires 11/14/2028

Certificate of Authenticity

I, Mary Kathryne Lawson, 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 **February 6, 2025**.

Date

Affiant Signature

February 6, 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **6th** day of **February**, 20**25**.

Notary's Signature

ADELANDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2028

My Commission Expires: _____

Date

Notary's Seal (if on paper)