Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd , #165
Nashville, TN 37215

Karen Johnson Davidson County 39-B
Batch # 1256638 DEEDWARR 1-1061
04/04/2025 03 12 18 PM 2 pgs
Fees $13 00 Taxes $1,568 80

20250404-0025853

WARRANTY DEED

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, the undersigned **Sean Cochran and Britta Burtis, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Garrett M. Sisak, an unmarried man**, hereinafter called the **Grantee**, Grantee's 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 a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 13 as specified on the plat shown in the Master Deed, on the Plan of Harrison Square Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Harrison Square Condominiums, of record under Instrument No. 20060823-0103941, Register's office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Harrison Square Condominiums for Placement of Units, as shown on Exhibit "E" to the Master Deed of record under Instrument No.20060823-0103941, said Register's office for a more complete identification and description of said unit.

Being the same property conveyed to Sean Cochran and Britta Burtis, husband and wife by Warranty Deed from Julian Herrera, unmarried of record in Instrument No. 20180323-0027673 Register's Office for Davidson County, Tennessee, dated March 20, 2018 and recorded on March 23, 2018.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 314 Criddle Street, Nashville, TN 37219.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Garrett M. Sisak	Legacy Home Loans, LLC DBA	082-13-0C-013.00
314 Criddle Street	408 Highway 76	
Nashville, TN 37219	White House, TN 37188	

WITNESS THE EXECUTION HEREOF this 28th day of March, 2025.

Sean Cochran **Britta Burtis**

State of VIRGINIA
County of FAIRFAX

On this 28th day of March, 2025, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Sean Cochran and Britta Burtis, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: JANUARY 31, 2029

BASIT ZULFIQAR
COMMONWEALTH
REGISTRATION NO
7546973
MY COMM EXPIRES
01/31/2029
OF VIRGINIA
NOTARY PUBLIC

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 424,000.00.**

Affiant

Sworn and subscribed before me on this the 31st day of March, 2025.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON