RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

Name and Address of New Owner:
Christopher Callaghan, Christine Callaghan, and
Brendan Callaghan
3225 Cedar Ridge Road
Nashville, TN 37214

Send Tax Statements To:
NEW OWNER

Karen Johnson Davidson County
Batch # 1284687 DEEDWARR
06/16/2025 10 51 19 AM 2 pgs
Fees $13 00 Taxes $1,017 50

20250616-0046739

This Instrument Prepared By:
J.D Kious, Attorney
Structure Title Group, LLC
1000 Hollingshead Circle,
Murfreesboro, TN 37129

Map & Parcel(s):
108-08-0-046 00

WARRANTY DEED

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, **Gerald D. Harvey and Jane R. Harvey, husband and wife**, hereinafter called the GRANTOR, have bargained and sold, and by these presents does transfer and convey unto **Christopher Callaghan, an unmarried man, and Christine Callaghan and Brendan Callaghan, wife and husband, all as tenants in common with rights of survivorship**, hereinafter called the GRANTEE, their heirs, successors and assigns, a 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. 204, Section 2, Larchwood, as shown on plat of record in Plat Book 5200, Pages 207 and 208, 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 Gerald D Harvey and wife, Jane R. Harvey by Warranty Deed from Sonda M Leonard, unmarried of record in Instrument No. 20151217-0126970 Register's Office for Davidson County, Tennessee, dated December 15, 2015 and recorded on December 17, 2015

This conveyance is subject to. (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record

This is improved property known as· 3225 Cedar Ridge Road, Nashville, TN 37214

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, their heirs, successors and assigns forever, and we do covenant with the said GRANTEE 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, successors, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their heirs, 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.

WITNESS our hand this 11 day of June, 2025.

Gerald D. Harvey

Jane R Harvey

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ Loudon

On this 11th day of June, 2025, before me personally appeared Gerald D Harvey and Jane R Harvey, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such persons' free act and deed.

Witness my hand, at office, this 11th day of June. 2025

Notary Signature
My commission expires: 6/26/2028

RILEY D SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF BLOUNT

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $275,000.00.

Affiant Signature

Subscribed and sown to before me, this the 11th day of June, 2025

Notary Public
My Commission Expires: 6/26/2028

RILEY D SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF BLOUNT