Karen Johnson
Batch # 1313487
08/21/2025 02 50 15 PM
Fees $13 00 Taxes $2,405 00
Davidson County
DEEDWARR
2 pgs
20250821-0067137

Prepared By ~~and Return to~~
Authority Title and Escrow
745 S Church St Ste 407
Murfreesboro, TN 37130
File Number TN-25-2619

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-BH-25-7024

State of Tennessee
County of DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $650,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of August, 2025.

Notary Public
My Commission Expires

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

Warranty Deed

Address of New Owner(s):	Send Tax Bills To.	Map/Parcel Number.
Rizgar Haji and Sypal Galnasky	Same As New Owner	180-03-0A-133-00
7024 Stone Run Drive		
Nashville, TN 37211		

For and in consideration of the sum of ten dollars & no/100 ($10 00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Kerry R. Morris and Jill M. Morris, husband and wife**, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Rizgar A. Haji and Sypal Galnasky, husband andwife**, with rights of survivorship, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows to-wit:
Land in Davidson County, Tennessee, being Lot No 90 on the Plan of Resubdivision of Lots 90-92, Section Four, Stone Creek Park, R20 Residential P.U.D., of record in plat of record at Instrument No. 20030717-0100138, 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 Jill M. Morris and Kerry R Morris, wife and husband by Warranty Deed from Drees Premier Homes, Inc , an Ohio Corporation of record in Instrument No 20031201-0172455 Register's Office for Davidson County, Tennessee, dated November 25, 2003 and recorded on December 1, 2003.

AND being the same property conveyed to Jill M Morris and Kerry R Morris by Corrective Deed from Drees Premier Homes, Inc., an Ohio Corporation of record in Instrument Number 20250821- 0067136 in the Registers Office for Davidson County, Tennessee

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record

This property is __X__ Improved or ____ Unimproved property known as 7024 Stone Run Drive, 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 hand this 15th day of August, 2025

Kerry R. Morris

Kerry R Morris

Jill M. Morris

Jill M Morris

State of New York
County of Clinton

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Kerry R Morris and Jill M. Morris with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained

Witness my hand and official seal at city of Champlain, NY this 15th day of August, 2025

Notary Public at Large
My Commission Expires: 10/25/2027

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

Certificate of Authenticity

I, **John Gleaves** do hereby make oath that I am 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 August 15, 2025.

Affiant Signature

August 19, 2025

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

State of TENNESSEE, County of DAVIDSON

Sworn to and subscribed before me this 19th day of August, 2025.