BOX 10-A

1st

WARRANTY DEED

Karen Johnson
Batch # 1313646
08/22/2025 10 26 58 AM
Fees $13 00 Taxes $333 00

Davidson County
DEEDWARR
2 pgs

20250822-0067338

M R SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMM EXPIRES MARCH 3, 2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 19th DAY OF August, 2025

M. L Schodroski.
Notary Public

MY COMMISSION EXPIRES 3/3/2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Katelyn Stinson	Same As Owner	
(NAME)	(NAME)	
518 Maxine Drive		173 01 0 267 00
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **LEO J. MOCERI JR., MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KATELYN STINSON, A SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT

Being Lot No. 15B of the ZONE LOT DIVISION OF LOT NOS. 12, 13, 15, AND 16, ON THE PLAN OF MONTE CARLO, SECTION IV, of record in Plat Book 6250, page 577, amending Plat Book 5800, page 242, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Leo J. Moceri, JR. by Quitclaim Deed from Shirley D. Moceri, of record in Instrument No. 20000509-0047035, in the Register's Office of Davidson County, Tennessee, dated on March 13, 2000 and recorded on May 09, 2000.

Being the same property conveyed to Leo J. Moceri Jr and wife, Shirley D. Moceri, by Warranty Deed from Morton H. Zigelsky, a married person, of record in Book 6474, Page 267, in the Register's Office of Davidson County, Tennessee, dated on January 10, 1985 and recorded on January 15, 1985.

The property described above was used for investment purposes only and has never been the residence of the Grantor.

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

unimproved
This is improved x property, known as 518 Maxine Drive, Antioch, TN 37013
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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 and assigns forever, and we do covenant with the said GRANTEES 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 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 19 day of August, 2025

LEO J MOCERI JR

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Leo J Moceri Jr , the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 19 day of August, 2025.

Commission expires

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1/22/29

Notary Public