

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $1,380,000.00

Affiant

Subscribed and sworn to before me, this 19th day of August, 2025.

Notary Public

My commission expires: _____

Karen Johnson
Batch # 1315360
08/27/2025 10 33 52 AM
Fees $18 00 Taxes $5,106 00

Davidson County
DEEDWARE
3 pgs

20250827-0068594

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
15 Westlawn Court Trust	New owner	**103-08-0-143.00**
15 Westlawn Ct		
Nashville, TN 37209		

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, we,

Andrew Callaghan and Kacy Callaghan, husband and wife

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

15 Westlawn Court Trust dated August 8, 2025

(hereinafter called the "Grantee"), their 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 part of Lot No. 337 on the Plan of Richland Realty Company's West Lawn Subdivision of record in Plat Book 421, Page 32, in the Register's Office for Davidson County, Tennessee, and described according to a survey made by John M. Sullivan, Civil Engineer, November 3, 1955, as follows:

Beginning on the westerly margin of Mockingbird Road at a point 328 feet south of the southerly margin of West Lawn Drive; thence with the westerly margin of said Road, southwardly 60 feet to a point 110 feet north of the northerly margin of the right of way of the N.C. & St. L. Railway, thence westwardly 150 feet; thence northwardly 60 feet, thence eastwardly 150 feet to the beginning.
Being the same property conveyed to Andrew Callaghan and wife, Kacy Callaghan by Warranty Deed from Patrick W Terry and Robert J. Terry of record in Instrument No. 20150710-0067317 Register's Office for Davidson County, Tennessee, dated July 08, 2015 and recorded on July 10, 2015 and Scriverner's Affidavit is Recorded in Instrument No 20150908-0091033.

This is ☒ improved property known as **15 Westlawn Ct, Nashville, TN 37209.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever

GRANTOR COVENANTS with the said Grantee that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows

1 Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee

2 Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee

3 Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property

GRANTOR FURTHER COVENANTS and binds themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, 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

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 19th day of August, 2025.

Andrew Callaghan by Kacy Callaghan AIF
Andrew Callaghan

Kacy Callaghan

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, ~~Andrew Callaghan and~~ Kacy Callaghan, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

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

Notary Public
My Commission Expires. _____



Lenders Title Company File No. 25-002447-524

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Kacy Callaghan, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf of Andrew Callaghan for the purposes therein contained, and who further proved to me that she is the Attorney in Fact for Andrew Callaghan and is authorized by him to execute this instrument on his behalf.

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

Notary Public

My Commission Expires: _____

