Karen Johnson Davidson County
Batch# 1319981 DEEDWARR
09/08/2025 02:31:30 PM 3 pgs
Fees: $18.00 Taxes: $721.50
20250908-0071700

WARRANTY DEED

DEBORAH A RAND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-29-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF SEPTEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 8/29/27

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
30 Burton Hills
Suite 200
Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Hagay Abitbol	Hagay Abitbol	128-10-0-211.00
(NAME)	(NAME)	
6100 Tuckaleechee Lane	6100 Tuckaleechee Lane	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Sherry Kelly, an unmarried woman,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Hagay Abitbol and Dina Jaramillo Nunez, husband and wife**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee described to-wit:

Being Lot No. 4-B (westerly portion Zoned Lot 4) on the Plan of Stacy Square Townhomes, Stacy Square, Section 7, of record in Book 5200, page 467, Register's Office for Davidson County, Tennessee, to which plan reference is made for a complete legal description.
Being the same property conveyed to Sherry Kelly, an unmarried woman by * Deed from Katherine A. Maasen, Now Known as Katherine A. Maasen Keeton, a married woman, dated 09/16/2005, of record in Instrument No. 20050930-0117856, Register's Office for Davidson County, Tennessee.

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, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 8118 Stacy Square Court, Nashville, TN 37221
(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 5th day of September, 2025.

Sherry Kelly by Regina Gammon, her attorney in fact
Sherry Kelly by Regina Gammon, her attorney-in-fact

State of Tennessee
County of Sumner

On this 5th day of September, 2025, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Regina Gammon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Sherry Kelly, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Boo202509080071699, Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 5th day of September, 2025.

Notary Public:
My Commission Expires: _____

REBECCA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-27-2027

RETURN TO:
Stewart Title Company
30 Burton Hills, Suite 200
Nashville, TN 37215

CERTIFICATE OF AUTHENTICITY

I, Jennifer A. Hoffman, do hereby make oath that I am licensed attorney and/or 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 the law on 9/5/2025.

Jennifer A Hoffman

AFFIANT

DATE: 9/8/25

STATE OF TENNESSEE

COUNTY OF Sumner

SWORN to and subscribed before me this 8th day of September, 2025

NOTARY PUBLIC

MY COMMISSION EXPIRES: 6/29/27

DEBORAH A RAND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-29-2027