Karen Johnson Davidson County
Batch# 1330199 DEEDWARR
10/03/2025 11:56:30 AM 3 pgs
Fees: $18.00 Taxes: $2,479.00
20251003-0079036

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $670,000.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON 10/01/2025. NOTARY PUBLIC MY COMMISSION EXPIRES 6/20/28

MICHELE SANFORD STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 6881-25NASH-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Anthony Tokic and Leana Stigall		146-15-0-018.00
5169 Regent Drive		
Nashville, TN 37220		

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,

Mary Elise Keenan, and Julie Ann Tatham

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Anthony Tokic, a single man and Leana Stigall, a single woman as tenants in common with right of survivorship

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS 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. 250 on the Plan of Plan of Haileywood Estates, Section 8-C of record in Plat Book 3106, Page 78 (incorrectly referenced as Page 75 in previous deed of record), in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 250 fronts 110 feet on the westerly side of Regent Drive and extends back 192.1 feet on the northerly line and 186.7 feet on the southerly line to a dead line in the rear on which it measures 99.6 feet.

Being the same property conveyed to John S. Millrany and wife, Mary H. Millrany by Warranty Deed from Hendley and Whiteside Builders, Inc., a Tennessee corporation of record in Book 4019, Page 69, Register's Office for Davidson County, Tennessee, dated April 15, 1966 and recorded on May 23, 1966.

Mary H. Millrany, having died on October 26, 2009, her interest in said property vesting in John S. Millrany as they the surviving tenant by the entirety.

John S. Millrany, having died on May 20, 2025, his interest in said property vesting in his sole heirs at law: Mary Elise Keenan and Julie Ann Tatham, as shown in probate of record in Case No. 25P1262, Seventh Circuit Court (Probate Division) for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2025 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 5169 Regent Drive Nashville, TN 37220

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on September 30, 2025.

Mary Elise Keenan

Mary Elise Keenan

Julie Ann Tatham

Julie Ann Tatham

STATE OF FLORIDA

COUNTY OF Santa Rosa

Personally appeared before me, a Notary Public of said County and State, Mary Elise Keenan and Julie Ann Tatham, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this September 30, 2025.

Notary Public

My Commission Expires: 10-31-27

Angel Rodriguez
NOTARY PUBLIC · STATE OF FLORIDA
COMMISSION # HH 459855
My Commission Expires 10/31/27

File #: 6881-25NASH-TN

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

Certificate of Authenticity

I, **Devon J. Sutherland**, do hereby make oath that I am a licensed attorney and 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 10/1/25.

Date

Affiant Signature

10/2/25

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 2nd day of October, 2025.

Notary's Signature

BRENDA HUNTSMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 9/27/26

Date

Notary's Seal (if on paper)