Karen Johnson Davidson County
Batch# 1330300 DEEDWARR
10/03/2025 02:47:30 PM 3 pgs
Fees: $18.00 Taxes: $1,024.90
20251003-0079174

**This instrument prepared by:**
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee
County of Sumner

The actual consideration or value, whichever is greater for this transfer is: $277,000.00

Affiant Signature

Subscribed and sworn to before me on this the 2nd Day of October 2025

Notary Public
My Commission expires 8 / 1 / 2029

NATALIE KATHERINE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

**NAME AND ADDRESS OF PROPERTY OWNER:**
Chad Shortall and Nancy Shortall
603 Lawrence Street
Old Hickory, TN 37138

**SEND TAX BILLS TO:**
Novus Home Mortgage, a division of Ixonia Bank
20225 Water Tower Blvd, Suite 400
Brookfield, WI 53045

**MAP AND PARCEL NUMBER: 04411013500**

# WARRANTY DEED
**25NT01307**

Effective the 2nd Day of October, 2025 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

**Saththia Lingan, unmarried**

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

**Chad Shortall and Nancy Shortall, husband and wife**

Hereinafter called the GRANTEES, 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 all of Lot No. 72 on the plan of the Village of Old Hickory, Section "A", as shown on plan of record filed in Plat Book 1424, page 68, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Saththia Lingan from Nashville Metro Holdings, LLC, a Tennessee Limited Liability Company, by Warranty Deed dated 03/03/2025 and recorded 03/11/2025 in Instrument No. 20250311-0018309, Register's Office of said County.

BEING the same property conveyed to Nashville Metro Holdings, LLC, A Tennessee Limited Liability Company by Warranty Deed from Elizabeth Austin dated February 27, 2025, and filed of record in Instrument No. 20250305-0016424 Register's Office for Davidson County, Tennessee, on March 5, 2025.

Being the same property conveyed to Elizabeth Austin from Brian M. Payne and wife, Jeannie Alexander and Thomas Payne, as tenants in common with expressed rights of survivorship, by Warranty Deed dated 01/08/2014 and recorded 01/17/2014 in Instrument No. 20140117-0004911, Register's Office of said County.

This is an improved property commonly known as: 603 Lawrence Street, Old Hickory, TN 37138

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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.

10/02/2025 03:05 PM CDT

Witness our hands this the _____ day of _____, _____

Saththia Lingan DIGITALLY SIGNED

**Saththia Lingan**

State of TN, Davidson
County of _____)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Saththia Lingan,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Edward P. Hunsberger Sr. DIGITALLY SIGNED 10/02/2025 03:08 PM CDT

Notary Public

My Commission expires: _____/_____/_____

EDWARD P. HUNSBERGER SR.
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Online Notary Public
My Comm. Expires
January 25, 2026
Online Notary Public. This notarial act involved the use of online audio/video communication technology.
Notarization facilitated by SIGNiX®

# TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and/or 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 October 2, 2025.

J. Carlton Drumwright

October 2, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on October 2, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY