NEW OWNER:
SAMMIE LANE SISCO
4522 BATON ROUGE DRIVE
HERMITAGE, TN 37076

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:
Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 25-1429

Map & Parcel No.: 07504005100

Space for Recorder's stamp

Karen Johnson Davidson County
Batch # 1341387 **DEEDWARR**
11/03/2025 08 34 31 AM 3 pgs
Fees $18 00 Taxes $1,600 25

20251103-0086997

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Four Hundred Thirty-Two Thousand Five Hundred and 00/100 Dollars ($432,500.00)** cash in hand paid, the receipt of which is hereby acknowledged, **KATELYN STEWART GARDINER and CHAD ANTHONY GARDINER, wife and husband,** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **SAMMIE LANE SISCO, an unmarried woman, and GARRY SISCO, unmarried man, tenants in common with right of survivorship,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

> Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 285, Plan of Tulip Grove, Section Five, of record in Plat Book 4175, Page 71, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to KATELYN STEWART GARDINER and CHAD ANTHONY GARDINER, wife and husband, as joint tenants with rights of survivorship, by Quitclaim Deed from Katelyn Stewart, dated September 9, 2017, and of record in Instrument No. 20170918-0095415, Register's Office for DAVIDSON County, Tennessee. Also being the same property conveyed to Katelyn Stewart, unmarried, by Warranty Deed from Dawn Hall, a married woman, and Hollie Campbell, a married woman, dated August 6, 2014, and of record in Instrument No. 20140808-0071448, Register's Office for Davidson County, Tennessee. Katelyn Stewart is one and the same person as Katelyn Stewart Gardiner.

THIS IS IMPROVED PROPERTY more commonly known as **4522 BATON ROUGE DRIVE, HERMITAGE, TN 37076**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 4175, Page 71, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 30th day of October, 2025.

KATELYN STEWART GARDINER

CHAD ANTHONY GARDINER

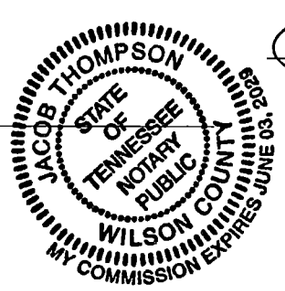
STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **KATELYN STEWART GARDINER and CHAD ANTHONY GARDINER**, 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.

WITNESS my hand and official seal at office this 30th day of October, 2025.

NOTARY PUBLIC

My commission expires: 

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The actual consideration or value, whichever is greater, for this transfer is **$432,500.00.**

Rachel Burgess
AFFIANT

Sworn to and subscribed to before me this 30th day of October, 2025.

NOTARY PUBLIC

My commission expires: 03/07/26

MATTHEW H. RYAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES MARCH 07, 2026