RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTL-36612-26

Karen Johnson Davidson County
Batch# 1374781 DEEDWARR
02/02/2026 03:03:30 PM 4 pgs
Fees: $23.00 Taxes: $1,091.50
20260202-0007080

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00.

Brooch Baber
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of Jan. 2026.

Heidi Rae Berryhill
NOTARY PUBLIC

My commission expires: COMM. EXPIRES JANUARY 22,2029

HEIDI RAE BERRYHILL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ashley Elaine Stagg 2604 Aspen Drive Nashville, TN 37208	Same address as new owner	081-06-0-077.00

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED NINETY FIVE THOUSAND AND 00/100 Dollars ($295,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **CARLEIGH TIARKS VALERIANO AND HUSBAND, CONOR HARTNETT**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **ASHLEY ELAINE STAGG, AN UNMARRIED WOMAN**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of Cumberland Gardens, Section Five, of record in Book 3300, Page 37, Register's Office for said County.

Said Lot No. 39 fronts 55 feet on the north side of Aspen Drive and extends back 118.5 feet on the easterly line and 137.8 feet on the westerly line, to a dead line in the rear on which it measures 41.5 feet.

Being the same property conveyed to Carleigh Tiarks Valerianom, an unmarried woman, from Redemption Properties, LLC, a Tennessee Limited Liability Company, by Warranty Deed dated December 15, 2020, and recorded December 17, 2020, in Instrument Number 20201217-0149230, said Register's Office..

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 2604 Aspen Drive, Nashville, TN 37208.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 22nd day of January, 2026.

GRANTOR(S)

Carleigh Tiarks Valeriano

Carleigh Tiarks Valeriano

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Carleigh Tiarks Valeriano, 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 seal, this the 22nd day of Jan. 2026.

Notary Public

Tisha C Baldwin

Printed Notary Name

My commission expires: 11.28.26

TISHA C. BALDWIN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

WITNESS MY/OUR HANDS, this 23 day of January, 2026

GRANTOR(S)

Conor Hartnett

STATE OF **Florida**
COUNTY OF **Orlando**

Personally appeared before me, a Notary Public, Conor Hartnett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 23rd day of Jan. 2026.

Notary Public

Pretina Alexander
Printed Notary Name

My commission expires: April 11, 2028

PRETINA ALEXANDER
Commission # HH 514953
Expires April 11, 2028

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 1-23-2026 (date of document).

Jennifer Pennell

1-23-2026

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this 1-28, 2026.

DAVID P. WEBBER
TENNESSEE NOTARY PUBLIC
My Comm Exp. October 20, 2026
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: _____

Notary's Seal