Karen Johnson Davidson County
Batch# 1396262 DEEDWARR
03/23/2026 12:12:30 PM 3 pgs
Fees: $18.00 Taxes: $2,477.15
20260323-0022912

WARRANTY DEED

(SEAL)

APRIL SUMRULD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $669,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF March, 2026.

Notary Public
MY COMMISSION EXPIRES: 12/19/28

File #26-TC-6124-C

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Christopher Argiro and Emma Argiro	Ascend Federal Credit Union	
(NAME)	(NAME)	
6124 Stillmeadow Dr.	520 Airpark Drive	**172 02 0 091.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Tullahoma, TN 37388	
(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 consideration, the receipt of which is hereby acknowledged,

DIANE LUSAS, AN UNMARRIED WOMAN,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

CHRISTOPHER ARGIRO, AND EMMA ARGIRO, HUSBAND AND WIFE,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 96 on the Plan of SECTION FIVE, MYRTLEWOOD ESTATES, of record in Plat Book 6250, Pages 910 and 911, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Diane Lusas, Unmarried Woman, by Warranty Deed from John R. O'Connor and Molly B. O'Connor, Husband and Wife, of record in Instrument No. 20220524-0060303, in the Register's Office of Davidson County, Tennessee, dated May 13, 2022, and recorded on May 24, 2022.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION FIVE, MYRTLEWOOD ESTATES, as recorded in Plat Book 6250, Page(s) 910 & 911.
* Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 6489, Page 537, Book 7358, Page 572 and Book 7464, Page 163.
* Easement recorded in Book 7154, Page 344 and Book 7154, Page 402
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: 6124 Stillmeadow Dr, Nashville, TN 37211-6537.

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), their heirs and 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), 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/our hand(s) this the 3rd day of March, 2026.

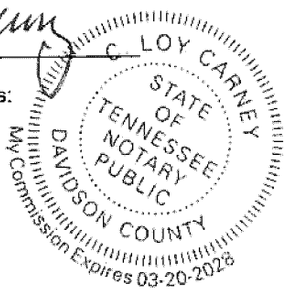
Diane Lusas

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of March, 2026, before me personally appeared Diane Lusas, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 3rd day of March, 2026.

Notary Signature
My commission expires:



Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 March 18. 2026

Affiant Signature

23rd day of March, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23rd day of March, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

202603230022912