Karen Johnson Davidson County
Batch# 1422645 DEEDWARR
05/20/2026 08:38:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20260520-0045292

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LLHI-38968-26

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 day of May,2026

NOTARY PUBLIC

My commission expires:

JOHN W BISHOP NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

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
Jack Costigan 5604 Pennsylvania Ave Nashville, TN 37209	Princeton Mortgage Corporation 439 Grand Ave Ewing, NJ 08628	091-07-0-005

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED THOUSAND AND 00/100 Dollars ($400,000.00) 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, **KALEB PRICE AND ELIZABETH PRICE, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **JACK COSTIGAN, AN UNMARRIED MAN**, 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:

Lying and being in Davidson County, Tennessee, and being Lots No. 1213 and 1215 in Block No. 39 on the Plan of No. 2 of West Nashville of record in Book 57, page 172, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Elizabeth Price and Kaleb Price, wife and husband, from Alexander C. McDonald, as to an undivided 50% interest, and Melissa L. McDonald, as to an undivided 50% undivided interest, as joint tenants with right of survivorship, by Warranty Deed dated June 5, 2020 and recorded June 8, 2020 in Instrument #202006080058680, 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: 5306 Pennsylvania Avenue, Nashville, TN 37209

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 17th day of May, 2026

GRANTOR(S)

Kaleb Price

Elizabeth Price

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Kaleb Price and Elizabeth Price, 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 17th day of May, 2026.

BRYANT L GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

Bryant L. Grantham

Printed Notary Name

My commission expires: 4-25-2029

True Copy Certification

I, **Tonya Cherry,** 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 this the 17 day of May, 2026.

Affiant Signature
Date 5/18/26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 18 day of May, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

