Karen Johnson Davidson County
Batch# 1432850 DEEDWARR
06/11/2026 03:52:30 PM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20260611-0053209

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 260554473**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $409,999.00. Affiant Subscribed and sworn to before me, this 11th day of June, 2026. Notary Public My Commission Expires: 8/1/2029

SHARON F. MULLEN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES AUGUST 1, 2029

WARRANTY DEED

Address New Owner: Brittany Haskell and Matthew Haskell 505 Skyview Drive Nashville, TN 37206	Send Tax Bills To: Movement Mortgage, LLC 8024 Calvin Hall Rd Indian Land, SC 29707	Tax Information: Tax Parcel ID No. 073 05 0 035.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Patrick Williams McIsaac, an unmarried man and Michael McIsaac, a married man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brittany Haskell and Matthew Haskell, wife and husband**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 34, on the plan of VIRGINIA MANOR, of record in Plat Book 1835, Page 22, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description. Lot No. 34 fronts 70 feet on the Northwesterly margin of Moran Drive and runs back between lines 171.6 feet on the Northeasterly line and 175.4 feet on the Southwesterly line to a dead end line measuring 61 feet thereon.

Being the same property conveyed to Patrick William McIssac, an unmarried man, and Michael McIssac, a married man as joint tenants with right of survivorship, by Warranty Deed from James D. Huggins, a married man, of record in Instrument No. 20250221-0013104, in the Register's Office of Davidson County, Tennessee, dated February 18, 2025, and recorded on February 21, 2025. Also see Affidavit of Scrivener's Error of record in Instrument No. 20250320-0020271, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to James D. Huggins, by Warranty Deed from Mary W. Sanders, of record in Instrument No. 20050309-0026192, in the Register's Office of Davidson County, Tennessee, dated March 02, 2005, and recorded on March 09, 2005.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of VIRGINIA MANOR, as recorded in Plat Book 1835, Page(s) 22.

This is improved property located at 1911 Moran Ave Nashville TN 37216

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11th day of June, 2026.

Patrick Williams McIsaac

Michael McIsaac

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Patrick Williams McIsaac and Michael McIsaac, 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, at office, this 11th day of June, 2026.

Notary Public
My Commission Expires: _____

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires November 25, 2028

True Copy Certification

I, Heather A. Derrick, 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 June 11, 2026.

Heather A Derrick
Affiant Signature

Date: June 11, 2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 11th day of June, 2026.

Sharon F Muller
Notary's Signature

My Commission Expires: 8/1/2029

Notary's Seal

SHARON F MULLER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES AUGUST 01, 2029