WARRANTY DEED

File #2026061660

VANESSA E. ALLEN NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $775,000.00

Danny L Potts
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of June, 2026.

Vanessa Allen
Notary Public

MY COMMISSION EXPIRES: 3/16/30
(AFFIX SEAL)

Karen Johnson Davidson County
Batch # 1441687 DEEDWARR
07/02/2026 09:13:10 AM 2 pgs
Fees: $13.00 Taxes: $2,867.50
20260702-0059686

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
2909 Old Fort Parkway Ste 106
Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christy Laggan	Christy Laggan	082-03-0-319.00
(NAME)	(NAME)	
1111 Pennock Avenue	1111 Pennock Avenue	
(ADDRESS)	(ADDRESS)	
Nashville TN 37207	Nashville TN 37207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **Ken Stone, married** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christy Laggan, a married woman** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 32 on the Plan of Crutcher Brothers Subdivision, as of record in Book 161, page 158, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Sharita S. Fanning, unmarried by Warranty Deed from James David Carter and wife, Polly Ann Carter of record in Book 10554, Page 512, Register's Office for Davidson County, Tennessee, dated July 31, 1997 and recorded on August 04, 1997.

Being the same property conveyed to Nashville Metro Holdings, LLC, a Tennessee Limited Liability Company by Warranty Deed from Sharita S. Fanning, unmarried of record in Instrument No. 20240726-0056599 Register's Office for Davidson County, Tennessee, dated July 25, 2024 and recorded on July 26, 2024.

Being the same property conveyed to Ken Stone by Warranty Deed from Nashville Metro Holdings, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20240726-0056694 Register's Office for Davidson County, Tennessee, dated July 25, 2024 and recorded on July 26, 2024.

This conveyance is subject to: Subject to all matters shown on the Plan of record in Plat Book 161, Page 158, Register's Office for Davidson County, Tennessee.; Declaration of Restrictions and Covenants for SCMS For Regulated Residential Infall of record in Instrument Number 20260115-0003574, in the Register's Office for Davidson County, Tennessee.

Judy Stone, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying her marital interest, if any, in subject property"

unimproved ☐
This is improved ☒ property, known as **1111 Pennock Ave, Nashville,TN,37207**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 26th day of June, 2026.

Ken Stone

Judy Stone

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared Ken Stone and Judy Stone with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at this 26th day of June, 2026.

Commission expires:

3/14/30

Notary Public

VANESSA E. ALLEN
NOTARY PUBLIC
STATE OF TENNESSEE
RUTHERFORD COUNTY

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
2909 Old Fort Parkway Ste 106
Murfreesboro TN 37128