Karen Johnson
Batch # 1445236
07/13/2026 09:40:06 AM
Fees: $13.00 Taxes: $1,480.00
Davidson County
DEEDWARR
2 pgs
20260713-0062738

Prepared by:
Record and Return To:
Stephen and Rosenthal Title, Inc
[illegible] Clarion Hills Blvd., Suite 190
[illegible]ville, TN 37215

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Rd
Mt. Juliet, TN 37122

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 9TH DAY OF JULY, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SEZEN YILMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 03, 2029

06-NSH26-11515

Address of New Owner:	Send Tax Bills to:	Tax Information:
Kevin Loftus and Michelle Loftus, husband and wife 3508 Greenwood Drive Hermitage, TN 37076	Kevin Loftus and Michelle Loftus 3508 Greenwood Drive Hermitage, TN 37076	086 14 0B 157.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **James Fagan and Kathleen Benz, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Kevin Loftus and Michelle Loftus, husband and wife**, hereinafter called the Grantees, their successors 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 106 on the Plan of FLEETWOOD SUBDIVISION, PHASE TWO, being a planned unit development, of record in Plat Book 6900, Pages 738 and 739, as amended in Book 8290, Page 598, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to James P. Fagan and Kathleen Benz, husband and wife, by Warranty Deed from Michael S. Cottrell and Judie B. Cottrell, husband and wife, of record in Instrument No. 20190318-0024633, in the Register's Office of Davidson County, Tennessee, dated March 14, 2019, and recorded on March 18, 2019.

Tax identification No. 086 14 0B 157.00

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 3508 Greenwood Drive, Hermitage, TN 37076

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 9th day of July, 2026

James Fagan

Kathleen Benz

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named James Fagan and Kathleen Benz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Mt. Juliet, Tennessee, this 9th day of July, 2026

Notary Public

My Commission Expires:

LAUREN GRIFFIN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 06-26-2028