Karen Johnson Davidson County
Batch# 1477253 DEEDWARR
09/24/2026 01:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,461.50
20260924-0088808

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTL-42921-26

WARRANTY DEED	STATE OF COUNTY OF THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of Sept, 2026. NOTARY PUBLIC My commission expi SIMONE MOODY MY COMMISSION EXPIRES 03/20/2030 NOTARY ID: 135552180

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
James Balserak, Jr. and James Balserak, Sr.	Same address as new owner	053-06-0B-136-00

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED NINETY FIVE THOUSAND AND 00/100 Dollars ($395,000.00) 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, **SHAWN T. LAVERTY, UNMARRIED MAN,** hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **JAMES BALSERAK, JR AND JAMES BALSERAK, SR.,** 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 Lot No. 68 on the Plan of Phase 4B, Waterford, of record in Book 7900, page 770, 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 Shawn T. Laverty, unmarried man, from Gwendolyn Moore, unmarried, by Warranty Deed dated July 14, 2023 and recorded August 1, 2023 in Instrument #20230801-0059229, 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: 1840 Merritt Street, Old Hickory, TN 37138.

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 21st day of September, 2026

GRANTOR(S)

Shawn T. Laverly

STATE OF California
COUNTY OF Los Angeles

Personally appeared before me, a Notary Public, Shawn T. Laverly, 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 21st day of Sept. 2026.

STEVE DALE
Notary Public - California
Los Angeles County
Commission # 2539032
My Comm. Expires Dec 12, 2029

Notary Public

Steve Dale
Printed Notary Name

My commission expires: Dec. 12, 2029

Tennessee Certification of Electronic Document

I, Bryce Wellman, 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 9/24/26 (date of document).

Affiant Signature

9/24/26
Date

State of Texas

County of Travis

Sworn to and subscribed before me this 24th day of September, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 03/20/2030

NOTARY'S SEAL

SIMONE MOODY
MY COMMISSION EXPIRES
03/20/2030
NOTARY ID: 135552180