

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $. 410,000.00

Affiant

Subscribed and sworn to before me, this 25th day of September, 2020.

Notary Public

My commission expires: 7-17-22

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
149 1st Avenue N, Franklin, TN 37064

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Jefferjay Madrona and Kathrina Madrona	SWBC Mortgage Corp.	**141-05-0A-303.00-CO**
649 Wolfeboro Ln	9311 San Pedro #100	
Nashville, TN 37221	San Antonio, TX 78216	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Jeffry Edward Rennert and Sarah Rennert f/k/a Sarah Grace Thompson, husband and wife

(hereinafter called the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto

Jefferjay Madrona and Kathrina Madrona, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 303 on the Plan of Final Plat, Avondale Park, Phase 1, Section 2 of record in Instrument No. 20081218-0121117, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jeffry Edward Rennert, unmarried and Sarah Grace Thompson, unmarried as tenants in common with rights of survivorship by Warranty deed from Jonathan D. Russell and Alison J. Russell, Husband and Wife of record in Instrument No. 20170828-0087979 Register's Office for Davidson County, Tennessee, dated August 22, 2017 and recorded on August 28, 2017.

Karen Johnson Davidson County
Batch# 488715 DEEDWARR
10/05/2020 08:41:30 AM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20201005-0114536

SP 11/2015

This is **improved** property known as **649 Wolfeboro Ln, Nashville, TN 37221.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

GRANTORS COVENANT with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantees.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their 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.

IN WITNESS WHEREOF the Grantors have hereunto executed this instrument on this the 25th day of September, 2020.

Jeffry Edward Rennert

Sarah Rennert by Jeffry Edward Rennert her attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named Jeffry Edward Rennert, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained, individually and, being authorized to do so, did execute this instrument as the free act and deed of the said Sarah Rennert f/k/a Sarah Grace Thompson as her attorney in fact.

Witness my hand and official seal this 25 day of September, 2020.

Notary Public

My Commission Expires: 05/01/2021

KEITH H. SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SolomonParks File No. 20-000553-525

SP 11/2015

Certification of Authenticity
for Electronically Filed Document

I, **W. Aaron Fortner**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

State of Tennessee)
)
County of Williamson)

Personally appeared before me, **Amanda Minor**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Amanda Minor

MY COMMISSION EXPIRES: 12.12.20

NOTARY'S SEAL:

