Karen Johnson Davidson County
Batch# 790335 DEEDWARR
01/14/2022 09:37:30 AM 6 pgs
Fees: $33.00 Taxes: $2,408.70
20220114-0005715

Name and Address of New Owner:
Jake Muller Pangburn
5864 Seven Points Trace
Hermitage, TN 37076

Send Tax Bills To:
Jake Muller Pangburn
5864 Seven Points Trace
Hermitage, TN 37076

This Instrument Prepared By:
Brock Baker
Limestone Title & Escrow, LLC
580 Franklin Road
Suite 203
Franklin, TN 37069

Map & Parcel No: 071-14-0E-010-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Roxana B. Hertzig and John W. Hertzig, wife and husband**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jake Pangburn, a single man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit 10, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Sky at fern, a Horizontal Property Regime with Private Elements of record as Instrument No. 20160830-0090887, as amended in Instrument No. 20170913-0093673 and Instrument No. 20180808-0078087 and being shown on a plat attached thereto as Exhibit "B", in the Register's office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to John W. Hertzig and Roxana B. Hertzig, husband and wife from Angelina Triassi and Rafael Gil Bettan, by Warranty Deed dated 01/24/2020 and recorded 01/27/2020 in Instrument No. 20200127-0009158, Register's Office of said County.

Being the same property conveyed to Angelina Triassi and Rafael Gil Bettan from 58 Fern, LLC, a Tennessee limited liability company, by Quitclaim Deed dated 01/22/2020 and recorded 01/27/2020 in Instrument No. 20200127-0009156, Register's Office of said County.

Being the same property conveyed to 58 Fern, LLC from Angelina Triassi and Rafael Gil Bettan, by Quitclaim Deed dated 07/16/2019 and recorded 07/19/2019 in Instrument No. 20190719-0070894, Register's Office of said County.

Being the same property conveyed to Angelina Triassi and Rafael Gil Bettan, unmarried from Eight-Nine King Development, LLC, a Tennessee limited liability company, by Warranty Ded dated 07/12/2019 and recorded 07/16/2019 in Instrument No. 20190716-0069624, Register's Office of said County.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 7th day of January, 2022.

Roxana B. Hertzig (SEAL)

John W. Hertzig (SEAL)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 7th day of January, 2022, before me personally appeared Roxana B. Hertzig and John W. Hertzig, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 7th day of January, 2022.

See attached

Notary Signature
My commission expires:

California All-Purpose Certificate of Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Amador } **s.s.**

On 7 JAN 2022 before me, Amber E. Watson, Notary Public
Name of Notary Public, Title

personally appeared ROXANA B. HORTZIG
Name of Signer (1)

JOHN W HORTZIG
Name of Signer (2)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

AMBER E. WATSON
COMM. # 2323055
NOTARY PUBLIC - CALIFORNIA
AMADOR COUNTY
COMM. EXPIRES APR. 1, 2024

Signature of Notary Public

Seal

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of (WARRNTY DEED)

containing 3 pages, and dated 1-7-2022.

The signer(s) capacity or authority is/are as:

- ☒ Individual(s)
- ☐ Attorney-in-fact
- ☐ Corporate Officer(s) _____ Title(s)
- ☐ Guardian/Conservator
- ☐ Partner - Limited/General
- ☐ Trustee(s)
- ☐ Other: _____

representing: _____ Name(s) of Person(s) or Entity(ies) Signer is Representing

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:
☒ form(s) of identification ☐ credible witness(es)

Notarial event is detailed in notary journal on:
Page # 105 Entry # 7

Notary contact: _____

Other

☐ Additional Signer ☐ Signer(s) Thumbprints(s)

☐ _____

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AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $651,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Roxana B. Hertzig

John W. Hertzig

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 7th day of January, 2022.

See attached

Notary Signature
My commission expires:

California All-Purpose Certificate of Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Amador } **S.S.**

On 1-10-2022 before me, Amber E. Watson, Notary Public
Name of Notary Public: Title

personally appeared Roxana D. Hoertig
Name of Signer (1)

John W. Hoertig
Name of Signer (2)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Amber E. Watson
Signature of Notary Public

MGC1 AMBER E. WATSON COMM. # 2323055 NOTARY PUBLIC - CALIFORNIA AMADOR COUNTY COMM. EXPIRES APR. 1, 2024 MGC1

Seal

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of Declaration of Value of Property,

containing 1 pages, and dated 1-7-2022.

The signer(s) capacity or authority is/are as:

- ☒ Individual(s)
- ☐ Attorney-in-fact
- ☐ Corporate Officer(s) _____ Title(s)
- ☐ Guardian/Conservator
- ☐ Partner - Limited/General
- ☐ Trustee(s)
- ☐ Other: _____

representing: _____ Name(s) of Person(s) Entity(ies) Signer is Representing

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:

☒ form(s) of identification ☐ credible witness(es)

Notarial event is detailed in notary journal on:

Page # 105 Entry # 7

Notary contact: _____

Other

☐ Additional Signer ☐ Signer(s) Thumbprints(s)

☐ _____

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TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 his electronic document is a true and exact copy of the original document executed and authenticated according to law on Jan 7, 22 (date of document).

Jennifer L. Pennell

Jan 7, 2022
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 7 day of Jan, 2022.

Notary's Signature

My Commission Expires: 11/16/22



Notary's Seal