Karen Johnson Davidson County
Batch# 1032277 DEEDWARR
07/31/2023 08:57:30 AM 4 pgs
Fees: $23.00 Taxes: $1,516.63
20230731-0058579

This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-1653-LV

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration or value, whichever is greater, for this transfer is $409,900.00.

Affiant

JAKE MOORE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Subscribed and sworn to before me, this the 28th day of July, 2023.

Notary Public
My Commission Expires: 4-24-26

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Brantley Jack Merritt and Esperanza Romero Lopez 2416 Pleasant Springs Lane Hermitage, TN 37076	SWBC Mortgage Corporation 9311 San Pedro Ave, Suite 100 San Antonio, TX 78216	064 16 0D 152.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Jonathan Edward Kemper and Hope Sajdak, husband and wife,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Brantley Jack Merritt and Esperanza Romero Lopez, husband and wife,** 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 all of Lot No. 300, Section Three, Truxton Park, according to survey and Plat same appearing of record in Instrument No. 20011024-0116272, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete and accurate description of said Lot.

Being the same property conveyed to Jonathan Edward Kemper and Hope Sajdak, husband and wife, by Warranty Deed from Jamie Serrano AKA Jaime Serrano and Rosa Serrano, husband and wife, of record in Instrument No. 20210803-0104426, in the Register's Office of Davidson County, Tennessee, dated August 02, 2021 and recorded on August 03, 2021.

Being the same property conveyed to Jamie Serrano and wife Rosa Serrano, by Warranty Deed from Beazer Homes, Corp, dba Phillips Builders, of record in Instrument No. 20021121-0144561, in the Register's Office of Davidson County, Tennessee, dated October 21, 2002 and recorded on November 21, 2002.

This Instrument executed on behalf of Jonathan Edward Kemper ("Principal") by Hope Sajdak pursuant to the Power of Attorney of record in Instrument Number _202307310058578____, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

This is improved property located at: **2416 Pleasant Springs Lane, Hermitage, TN 37076**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said

taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever 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, Grantor has executed this instrument on this 28th day of July, 2023.

GRANTOR:

Jonathan Edward Kemper by HS his attorney-in-fact

Jonathan Edward Kemper by Hope Sajdak, his Attorney-In-Fact

Hope Sajdak

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Hope Sajdak, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 28th day of July, 2023.

JAKE MOORE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-21-26

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Hope Sajdak the within named bargainor, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Jonathan Edward Kemper ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 28th day of July, 2023.

JAKE MOORE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-21-26

EXHIBIT "A"
TO Warranty Deed
From: Jonathan Edward Kemper and Hope Sajdak
To: Brantley Jack Merritt and Esperanza Romero Lopez

STATE OF TENNESSEE
COUNTY OF WILSON

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Affiant

WITNESS my hand and seal at office this 28th day of July, 2023.

Notary Public
My Commission Expires: 9-24-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 7/28/23 (date of document).

Kirsten Virden

Affiant Signature

Date: 7/28/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28th day of July, 2023.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

