Karen Johnson Davidson County
Batch# 1094728 DEEDWARR
01/26/2024 11:27:30 AM 6 pgs
Fees: $33.00 Taxes: $1,036.00
20240126-0005454

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 37997-01-2024	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $280,000.00. Affiant Subscribed and sworn to before me this 26th day of January, 2024. Notary Public My Commission Expires: 7/7/27

CLAIRE H. JENKINS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Aubrey B. Saling 5389 Brick Church Pike Goodlettsville, TN 37072	Aubrey B. Saling 5389 Brick Church Pike Goodlettsville, TN 37072	Map and Parcel No.: 02900019600

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Persevere Lending, Inc., a California corporation; Ronn and Melissa Olson, husband and wife as joint tenants; Majesdasu Real Estate Services Inc., a California corporation (erroneously referenced in prior instruments of record as "Majesdasu Real Estate Service Inc."); Randal Papierniak, a married man; Equity Trust Company Custodian FBO Susan Snyder IRA; and Equity Trust Company Custodian FBO David Snyder IRA (collectively, "Grantors"), have this day bargained and sold, and do hereby transfer and convey to Aubrey B. Saling, a married woman ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3863 Cantarutti Road, Joelton, Davidson County, Tennessee 37080.

Grantor Randal Papierniak represents and warrants that the subject property has never been his marital residence.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her heirs and assigns, forever.

And Grantors covenant that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument made effective as of the day of January, 2024.

GRANTORS:

Randal Papierniak
by / Damon Bowers as his Attorney in Fact
RANDAL PAPIERNIAK
by Damon Bowers as his Attorney in Fact

Ronn Olson
by / Damon Bowers as his Attorney in Fact
RONN OLSON
by Damon Bowers as his Attorney in Fact

Melissa Olson
by / Damon Bowers as her Attorney in Fact
MELISSA OLSON
by Damon Bowers as her Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Damon Bowers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Randal Papierniak, Ronn Olson, and Melissa Olson, and he is authorized by Randal Papierniak, Ronn Olson, and Melissa Olson to execute this instrument on behalf of Randal Papierniak, Ronn Olson, and Melissa Olson.

Witness my hand and seal, at Office, this ~~26th~~ 24th (Kac) day of January, 2024.

Notary Public
My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

PERSEVERE LENDING INC.
a Tennessee corporation

By: _____
Damon Bowers, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Damon Bowers, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the President of Persevere Lending Inc., a Tennessee corporation, the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at office, this 24th (KW) day of January, 2024.

_____
Notary Public
My Commission Expires: _____

KELLY E. COX
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 6, 2025

MAJESDASU REAL ESTATE SERVICES INC.
a ~~California corporation~~

By: _____
Damon Bowers, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Damon Bowers, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the President of Persevere Lending Inc., a Tennessee corporation, the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at office, this 24th (KW) day of January, 2024.

_____
Notary Public
My Commission Expires: _____

KELLY E. COX
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 6, 2025

EQUITY TRUST COMPANY
Custodian FBO Susan Snyder IRA

BY: _____
NAME: Taylor Schnear
TITLE: Corporate Alternate Signer

STATE OF Ohio
COUNTY OF Cuyahoga

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Taylor Schnear, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that (s)he executed the within instrument for the purposes therein contained, and who further acknowledged that (s)he is the Corporate Alternate Signer of Equity Trust Company, Custodian FBO Susan Snyder IRA, the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at office, this 23rd day of January, 2024.

_____
Notary Public
My Commission Expires: October 2, 2027

KELSEY BUHRMAN
Notary Public
State of Ohio
My Comm. Expires
October 2, 2027

EQUITY TRUST COMPANY
Custodian FBO David Snyder IRA

BY: _____
NAME: Taylor Schnear
TITLE: Corporate Alternate Signer

STATE OF Ohio
COUNTY OF Cuyahoga

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Taylor Schnear, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that (s)he executed the within instrument for the purposes therein contained, and who further acknowledged that (s)he is the Corporate Alternate Signer of Equity Trust Company, Custodian FBO Susan Snyder IRA, the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at office, this 23rd day of January, 2024.

_____
Notary Public
My Commission Expires: October 2, 2027

KELSEY BUHRMAN
Notary Public
State of Ohio
My Comm. Expires
October 2, 2027

EXHIBIT "A"

Land in the 14th Civil District of Davidson County, Tennessee, described according to a survey made by Hickerson-Miller Engineers-Surveyors, August 12, 1959, as follows:

Beginning at an iron pin on the Southerly margin of Cantarutti Road at the Southwest comer of the property conveyed to Charles L. Bixler and wife by deed from Reau E. Polk, Jr., Trustee, of record in Book 2992, Page 585, Register's Office for Davidson County, Tennessee; thence with the Southerly margin of said road South 55 degrees West 125 feet to an iron pin; thence South 35 degrees 15 minutes East 335 feet more or less to the center of a branch; thence with same North 9 degrees 20 minutes East 154.3 feet to said Bixler's Southeast comer; thence with said Bixler's Southern boundary line North 36 degrees West 250 feet more or less to the beginning, containing 0.8 acres more or less.

Being the same property conveyed to Persevere Lending, Inc., Ronn and Melissa Olson, husband and wife as joint tenants, Majesdasu Real Estate Services Inc. (erroneously referenced as "Majesdasu Real Estate Service Inc." in prior instruments of record), Randal Papierniak, a married man as his sole and separate property, Equity Trust Company Custodian FBO Susan Snyder IRA and Equity Trust Company Custodian FBO David Snyder IRA, by Substitute Trustee's Deed dated December 13, 2023 from Ryan K. Cochran, Substitute Trustee, of record in Instrument No. 20231214-0096691, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State, County, and City taxes and assessments for the year 2024 and subsequent years, a lien, not yet due and payable, which have been prorated and assumed by Grantee.
2. Right of way of Cantarutti Road.

Tennessee Certification of Electronic Document

I, George Mudter, 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 1/24/24 (date of document).

Affiant Signature

1/24/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24 day of January, 2024.

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 7/7/2027

NOTARY'S SEAL

