WARRANTY DEED

Karen Johnson Davidson County
Batch# 1114031 DEEDWARR
03/22/2024 11:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20240322-0020072

Y-BMR-24-912

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~21st~~ 22nd DAY OF MARCH, 2024.

Notary Public

MY COMMISSION EXPIRES: 03/01/2025 (AFFIX SEAL)

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Steven Jurnak, Jr. and Crystal Tarango	New Owner	
(NAME)	(NAME)	
912 Wellfleet Ct.		**150-07-0-506.00**
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BRANDON D. HANCOCK, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **STEVEN JURNAK, JR. AND CRYSTAL TARANGO, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 389 on the Plan of Section Five, Towne Village of the Country of record in Plat Book 6250, Page (s) 783 and 784, 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 Brandon D. Hancock, a single man by Warranty Deed from Kenny D. Frontz and wife, Jill N. Frontz of record in Instrument No. 20150706-0064845 Register's Office for Davidson County, Tennessee, dated June 29, 2015 and recorded on July 06, 2015.

This conveyance is subject to:
- Taxes for the year 2024, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6250, Pages 783 and 784, and amended in Book 7184, Page 652, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 5289, Page 687, and Book 6767, Page 456, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance of record in Book 7477, Page 753 and Book 7477, Page 782, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **912 Wellfleet Ct., Antioch, Tennessee 37013**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 21st DAY OF MARCH, 2024.

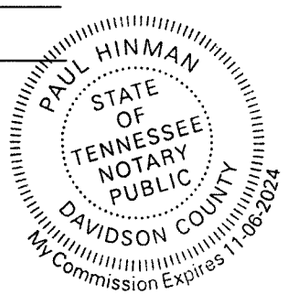
Brandon D. Hancock

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRANDON D. HANCOCK, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of March, 2024.

Notary Public
My Commission Expires: _____
(SEAL)



Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 3/21/24 (date of document).

Jennifer Russell
Affiant Signature

3/22/24
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 22nd day of March, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

