Karen Johnson Davidson County
Batch# 1134440 DEEDWARR
05/14/2024 09:08:30 AM 3 pgs
Fees: $18.00 Taxes: $1,886.63
20240514-0035328

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20249179

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$509,900.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 9 day of May, 2024.

Notary Public
My Commission Expires: _____

JOHN W BISHOP
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

WARRANTY DEED

THIS INDENTURE, made this 9 day of May, 2024, among:

BRIDGET M. WHALEN FEDORUK AND GRANT F. FEDORUK, WIFE AND HUSBAND

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

KELLY ANNE PEDRAZA, AN UNMARRIED WOMAN

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 73, Moss Rose Heights, Sections Three and Four, of record in Plat Book 1835, page 103, of record in Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Bridget M. Whalen, an unmarried woman and Grant F. Fedoruk, an unmarried man by deed from 1 Public Homes LLC, a Tennessee limited liability company, dated May 3, 2019, of record in Instrument No. 20190513-0044474, Register's Office for Davidson County, Tennessee.

Bridget M. Whalen is now known as Bridget M. Whalen Fedoruk.

Being commonly known as 3914 Ivy Drive, Nashville, TN 37216.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Bridget M. Whalen Fedoruk

Grant F. Fedoruk

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Bridget M. Whalen Fedoruk and Grant F. Fedoruk**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of May, 2024.

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-07-2026

Notary Public
My Commission Expires:_____

Owner Name & Property Address:

Name: Kelly Anne Pedraza
Address: 3914 Ivy Drive
City, State, Zip: Nashville, TN 37216

Responsible Party For Taxes:

Name: **Legacy Home Loans, LLC DBA Steadfast Mortgage**
Address: **1036 Stearman Dr. Suite 6**
City, State, Zip: **White House, TN 37188**

Tax ID: 073-01-222.00

True Copy Certification

I, **Pam Autry,** 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 this the 9 day of May, 2024.

Affiant Signature

Date 5/9/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 9 day of May, 2024.

Notary's Signature

MY COMMISSION EXPIRES:

