NEW OWNER:
JORGE VILLEDA SALGUERO
8315 GORDON LANE
HERMITAGE, TN 37076

SEND TAX BILLS TO:
THE FEDERAL SAVINGS BANK
4120W DIVERSEY AVE, STE C501
CHICAGO, IL 60639

THIS INSTRUMENT PREPARED BY:
Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 24-0542

Map & Parcel
075100108.00

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 1137397 DEEDWARR
05/21/2024 07:00:30 AM 5 pgs
Fees: $28.00 Taxes: $1,294.63
20240521-0037530

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Forty-Nine Thousand Nine Hundred and 00/100 Dollars ($349,900.00)** cash in hand paid, the receipt of which is hereby acknowledged, **BRENDA EVELYN DEVENDORF, EXECUTRIX OF THE ESTATE OF CATHERINE OLLIE VAN VALKENBURG, BRENDA EVELYN DEVENDORF, JOSEPH EDWARD HUKOWICZ, WILLIAM MICHAEL HUKOWICZ, ROBERTA JEAN RAYMOND, RONNA LYNN VINING, AND MICHAEL DAVID VAN VALKENBURG,** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **JORGE VILLEDA SALGUERO, an unmarried man,** ("Grantee") his heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 53, Plan of Hermitage Estates, of record in Plat Book 3300, Pages 70 and 71, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to RONALD L. VAN VALKENBURG and wife, CATHERINE O. VAN VALKENBURG, by Warranty Deed from Linda Kennedy Butler and husband, Robert M. Butler, dated October 24, 2003, and of record in Instrument No. 20031030-0159760, Register's Office for DAVIDSON County, Tennessee. Ronald L. Van Valkenburg and Catherine O. Van Valkenburg remained married without intervening divorce or legal separation from the time of acquisition of the property herein until the death of Ronald L. Van Valkenburg on August 12, 2022; therefore, Catherine O. Van Valkenburg is the surviving tenant by the entirety to the property herein. Catherine O. Van Valkenburg a/k/a Catherine Ollie Van

Valkenburg is now deceased, having died a widow and testate on January 13, 2024 in Davidson County, Tennessee. For further reference to title, see the Estate of Catherine Ollie Van Valkenburg, of record in Docket No. 2024P259, in the Circuit Court of Davidson County, Tennessee, Probate Division, whereby pursuant to her Last Will and Testament, she devised her interest in the property herein to the following persons: Brenda Evelyn Speak, Joseph Edward Hukowicz, William Michael Hukowicz, Roberta Jean Raymond, Ronna Lynn Pettit, and Michael David Van Valkenburg. As a part of her probate estate, Catherine Ollie Van Valkenburg appointed Brenda Evelyn Speak n/k/a Brenda Evelyn Devendorf as Executrix of her estate. Ronna Lynn Pettit is now known as Ronna Lynn Vining.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY more commonly known as **8315 GORDON LANE, HERMITAGE, TN 37076**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 3300, Page 70 and 71, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 15th day of May, 2024.

ESTATE OF CATHERINE OLLIE VAN VALKENBURG

Brenda Evelyn Devendorf Ex

BY: BRENDA EVELYN DEVENDORF, EXECUTRIX

Brenda Evelyn Devendorf

BRENDA EVELYN DEVENDORF

Joseph Edward Hukowicz

JOSEPH EDWARD HUKOWICZ

By: Brenda Evelyn Devendorf A/F

Brenda Evelyn Devendorf, pursuant to Power of Attorney of record in Instrument No. 20240417-0027499, RODC, Tennessee.

William Michael Hukowicz
WILLIAM MICHAEL HUKOWICZ

By: Brenda Evelyn Devendorf AIF
Brenda Evelyn Devendorf, pursuant to Power of Attorney of record in Instrument No. 20240417-0027497, RODC, Tennessee.

Roberta Jean Raymond
ROBERTA JEAN RAYMOND

By: Brenda Evelyn Devendorf AIF
Brenda Evelyn Devendorf, pursuant to Power of Attorney of record in Instrument No. 20240417-0027500, RODC, Tennessee.

Ronna Lynn Vining
RONNA LYNN VINING

By: Brenda Evelyn Devendorf AIF
Brenda Evelyn Devendorf, pursuant to Power of Attorney of record in Instrument No. 20240417-0027501, RODC, Tennessee.

Michael David Van Valkenburg BCD ~~AIF~~
MICHAEL DAVID VAN VALKENBURG

By: Brenda Evelyn Devendorf AIF
Brenda Evelyn Devendorf, pursuant to Power of Attorney of record in Instrument No. 20240417-0027498, RODC, Tennessee.

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **BRENDA EVELYN DEVENDORF, EXECUTRIX OF ESTATE OF CATHERINE OLLIE VAN VALKENBURG**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 15th day of May, 2024.

NOTARY PUBLIC

My commission expires:

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES MARCH 01, 2026

STATE OF TENNESSEE

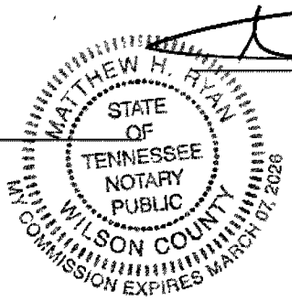
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **BRENDA EVELYN DEVENDORF**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 15th day of May, 2024.

NOTARY PUBLIC

My commission expires: _____



STATE OF TENNESSEE

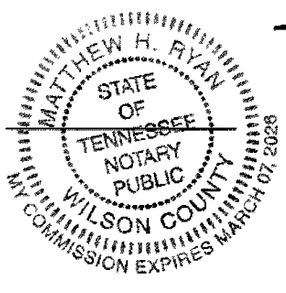
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **BRENDA EVELYN DEVENDORF**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument on behalf of, and as attorney-in-fact for, **JOSEPH EDWARD HUKOWICZ, WILLIAM MICHAEL HUKOWICZ, ROBERTA JEAN RAYMOND, RONNA LYNN VINING, AND MICHAEL DAVID VAN VALKENBURG** the within-named bargainors, as the free act and deed of the said **JOSEPH EDWARD HUKOWICZ, WILLIAM MICHAEL HUKOWICZ, ROBERTA JEAN RAYMOND, RONNA LYNN VINING, AND MICHAEL DAVID VAN VALKENBURG.**

WITNESS my hand and official seal at office this 15th day of May, 2024.

NOTARY PUBLIC

My commission expires: _____



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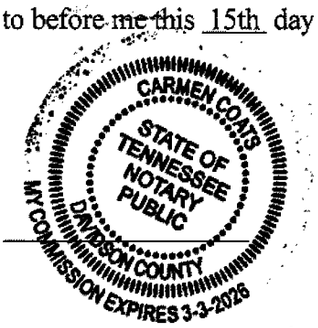
The actual consideration or value, whichever is greater, for this transfer is **$349,900.00.**

AFFIANT

Sworn to and subscribed to before me this 15th day of May, 2024.

NOTARY PUBLIC

My commission expires: _____



Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **May 15, 2024**.

Affiant Signature

May 20, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 20th day of May, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25