Karen Johnson Davidson County
Batch# 1141241 DEEDWARR
05/31/2024 12:47:30 PM 4 pgs
Fees: $23.00 Taxes: $1,328.30
20240531-0040549

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240547707**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ Sumner) The actual consideration or value, whichever is greater, for this transfer is: $359,000.00. Affiant Subscribed and sworn to before me, this ~~30th~~ 31st day of May, 2024. Notary Public My Commission Expires: 10/21/2024

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

WARRANTY DEED

Address New Owner: Jaquelinne Hernandez Pedroza and Raul Hernandez 113 Welshwood Court Goodlettsville TN 37072	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 026 07 0 061.00

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, **Courtney Ann Renneisen and Kyle Bruich, both unmarried as joint tenants with rights of survivorship** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Jaquelinne Hernandez Pedroza, a married woman and Raul Hernandez, an unmarried man**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 167, WINDSOR GREEN, PHASE I, SECTION III, as shown by plat of record in Plat Book 6250, Page 46, of the Register's Office of 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 Courtney Ann Renneisen and Kyle Bruich, both unmarried as joint tenants with rights of survivorship, by Quitclaim Deed from Courtney Ann Renneisen, unmarried, of record in Instrument No. 20220624-0072423, in the Register's Office of Davidson County, Tennessee, dated June 23, 2022, and recorded on June 24, 2022.

Being the same property conveyed to Courtney Renneisen, an unmarried woman, by Warranty Deed from Steven Berdan, of record in Instrument No. 20220616-0068965, in the Register's Office of Davidson County, Tennessee, dated June 15, 2022, and recorded on June 16, 2022.

Being the same property conveyed to Steven Berdan, by Warranty Deed from Andy Regg, of record in Instrument No. 20140107-0001602, in the Register's Office of Davidson County, Tennessee, dated December 31, 2013, and recorded on January 07, 2014.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2024 and thereafter, not yet due and payable.

City of Goodlettsville taxes for the year 2024 and thereafter, for tax parcel identification number 026 07 0 061.00, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WINDSOR GREEN, PHASE I, SECTION III, as recorded in Plat Book 6250, Page(s) 46.
Declaration of Covenants, Conditions and Restrictions recorded in Book 6406, Page 929 and Book 6406, Page 950.

This is improved property located at 113 Welshwood Court Goodlettsville, TN 37072.

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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, Grantor has executed this instrument on this 29 day of May, 2024.

Courtney A Rennesien
Courtney Ann Rennesien

STATE OF Kentucky)
COUNTY OF Jefferson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Courtney Ann Rennesien, 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, at office, this 29 day of May, 2024.

Lisa R Dunham
Notary Public
My Commission Expires: 11/02/2024

LISA R DUNHAM
Notary Public - State at Large
State of Kentucky
Notary ID # KYNP17894
My Commission Expires Nov. 2, 2024

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of May, 2024.

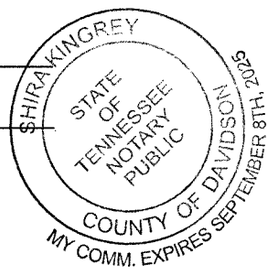
Kyle Bruich

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kyle Bruich, 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.

Witness my hand, at office, this 30th day of May, 2024.

Notary Public
My Commission Expires: _____



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 5/29/24 & 5/30/24 (date of document).

Jennifer Russell
Affiant Signature

5/31/2024
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 31 day of May, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

