Karen Johnson Davidson County
Batch# 1163646 DEEDWARR
07/30/2024 09:15:30 AM 4 pgs
Fees: $23.00 Taxes: $1,359.75
20240730-0057374

Prepared By & Return To:
Tennessee Title Services, LLC
547 N Mt Juliet Road, Suite 100
Mt. Juliet, TN 37122
SG-24-3073

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $367,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th day of July, 2024

KAYLA TABOR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

Commission Expires: 8/29/28

Address of New Owner	Send Tax Bills To:	Map & Parcel
Alfred Fain, III and Carol Fain 2705 Spring Farm Court Hermitage, TN 37076	New Owners	064-16-0D-179.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Carol Ann Bujak, a single woman and Joseph G. Aaron, a single man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Alfred Fain, III and Carol Fain, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 149 on the Plan of Section Four, Truxton Park of record in Plat at Instrument No. 20020528-0064435, 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 Carol Bujak Aaron, married by Warranty Deed from Matthew Edman and wife, April Smith Edman of record in Instrument No. 20040603-0065174 Register's Office for Davidson County, Tennessee, dated May 28, 20204 and recorded on June 3, 2004. Pursuant to the Final Judgment and Decree of Divorce in Case No DR2201464, filed in the Court of Common Pleas Division of Domestic Relations

Hamilton County, Ohio, the said Carol Bujak Aaron, married, now known as Carol Ann Bujak, a single woman and Joseph G. Aaron, a single man.

Limited Power of Attorney for Carol Ann Bujak Aaron (nka Carol Ann Bujak), recorded on _____, as Instrument No. 202407300057373, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2705 Spring Farm Court, Hermitage, TN 37076

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

Dated this the 26th day of July, 2024.

Joseph G. Aaron

Carol Ann Bujak by Joseph G. Aaron her Attorney in fact
Carol Ann Bujak by Joseph G. Aaron, her Attorney-In-Fact

STATE OF OHIO
COUNTY OF Hamilton

On this 26th day of July, 2024, before me personally appeared Joseph G Aaron, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand and official seal this 26th day of July, 2024.

Christopher Brandon Roberson
Notary Signature
My commission expires: April 21, 2027

NOTARY PUBLIC STATE OF OHIO
CHRISTOPHER BRANDON ROBERSON
Notary Public
State of Ohio
My Comm. Expires
April 21, 2027

STATE OF OHIO
COUNTY OF Hamilton

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Joseph G. Aaron with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Carol Ann Bujak and that he is authorized by Carol Ann Bujak to execute this instrument on her behalf.

Witness my hand and official seal this 26th day of July, 2024.

Christopher Brandon Roberson
Notary Signature
My commission expires: April 21, 2027

CHRISTOPHER BRANDON
ROBERSON
Notary Public
State of Ohio
My Comm. Expires
April 21, 2027

I, J. Trent Lehman, 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 7/26/24 (date of document).

Affiant Signature

7/30/24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 30 day of July, 2024.

Notary's Signature
MY COMMISSION EXPIRES: 9/21/25
Notary's Seal (if on paper)

KARLY PICKERIGN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY