This Instrument Prepared by ~~and Return to~~:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-BR-24-2676

Karen Johnson Davidson County
Batch # 1182229 DEEDWARR
09/16/2024 03:05:05 PM 2 pgs
Fees: $13.00 Taxes: $1,295.00

20240916-0071422

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $350,000.00.

Affiant

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires June 08, 2028

Subscribed and sworn before me this the 13th day of September, 2024.

Notary Public
My commission expires: 05/08/28

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Corey M. Sargent 2676 Avery Park Drive Nashville, TN 37211	Guaranteed Rate, Inc. 3940 N. Ravenswood Ave. Chicago, IL 60613	173-09-0A 773.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, SARA-JANE ELIZABETH KERSTETTER, A SINGLE WOMAN AND NED KERSTETTER, A MARRIED MAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to COREY M. SARGENT, UNMARRIED, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being all of Lot No. 656 as shown on the Plan of Section Two of Phase Eight, Lenox Village, of record in Instrument Number 20070413-0044640, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Sara-Jane Elizabeth Kerstetter, a single woman and Ned Kerstetter, a married man, joint tenancy with right of survivorship, by Warranty Deed dated 08/31/2021, from Megan D. Adams, an unmarried woman, of record in Instrument No. 20210920-0126176, in the Register's Office of Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS 2676 Avery Park Drive, Nashville, TN 37211.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

THIS CONVEYANCE IS SUBJECT TO 1) Taxes for the year 2024 and thereafter, not yet due and payable 2) All matters hown on the Plan of record in Instrument No. 20070413-0044640, Register's Office for Rutherford County, TN and any and all existing easements and restrictions as shown of record.

Witness my hand this the 13th day of September, 2024.

Sara-Jane Elizabeth Kerstetter

Ned Kerstetter

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Sara-Jane Elizabeth Kerstetter and Ned Kerstetter, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of September, 2024.

My commission expires:
7/17/28

Notary Public

