Karen Johnson Davidson County
Batch# 1192342 DEEDWARR
10/10/2024 11:50:30 AM 3 pgs
Fees: $18.00 Taxes: $1,868.50
20241010-0078767

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $505,000.00.

Affiant

Subscribed and sworn before me this the 9th day of October, 2024.

Notary Public
My commission expires:

ALLISYN G PINKSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-24-2025

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Cass Stegall 1409 Hadley Ave. Old Hickory, TN 37138	New Owner	053-03-0J 001.00

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, DARREN DUHNKE, AN UNMARRIED MAN AND BRIAN DUHNKE, A MARRIED MAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Cass Stegall, an unmarried man and Melany Paola Arrieta Ponzon, an unmarried woman, as joint tenants with the right of survivorship, 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 Unit A of Homes at Hadley & Lawrence, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at Hadley & Lawrence, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20220405-0039147, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at Hadley & Lawrence, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20220405-0039147, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Darren Duhnke, an unmarried man, and Brian Duhnke, a married man, as joint tenants, by Warranty Deed from Hadley Avenue, LLC, dated 12/08/2023 and recorded 12/12/2023 in Instrument No. 20231212-0095597, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1409 Hadley Ave., Old Hickory, TN 37138.

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.

Witness my hand this the 9th day of October, 2024.

Darren Duhnke

Brian Duhnke

STATE OF California
COUNTY OF Contra Costa

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Darren Duhnke and Brian Duhnke, 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 9th day of October, 2024.

My commission expires: April 2, 2028

Notary Public

J. M. BONUS
Notary Public - California
Contra Costa County
Commission # 2486054
My Comm. Expires Apr 2, 2028

Attached CA Acknowledgement

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Contra Costa)

On October 9, 2024 before me, J. M. Bonus Notary Public
(insert name and title of the officer)

personally appeared Darren Duhnke Brian Duhnke,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

J. M. BONUS
Notary Public - California
Contra Costa County
Commission # 2486054
My Comm. Expires Apr 2, 2028

Signature _____ (Seal)

Certificate of Authenticity

I, Allison G. Pinkston, 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 October 9, 2024.
Date

Allison G. Pinkston
Affiant Signature

10/10/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 10 day of October, 20 24.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2028

202410100078767