THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$439,900.00**

Subscribed and sworn to before me this 29th day of October, 2024.

M. Armor
Notary Public

Affiant

My Commission Expires: _____

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Christopher Robert Renschler & Candice Bonofigliio **7013 Lama Terra Court** **Goodlettsville, TN 37072**	**Same as New Owner**	**016-00-0-209.00**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **Stephen Lee Carney, individually and Stephen Lee Carney as Executor of the Estate of German M. Carlisle** the Grantor(s) has this day bargained and sold, and does hereby transfer and convey unto the said **CHRISTOPHER ROBERT RENSCHLER AND CANDICE BONOFIGLIO, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot(s) 29, as shown on the map entitled the Plan of Ridgeview Estates, Section II, Phase II, of record in Plat Book 6200, page 692 and corrected in Book 7495, page 740, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to GERMAN M. CARLISLE AND WIFE, SUE C. CARLISLE, by deed from J. DENNIS GREEN AND WIFE, BRENDA G. PETTY GREEN, of record in Book 9435, page 817, dated August 11, 1994, said Register's Office.

The said Sue C. Carlisle having since died on February 11, 2023, leaving German M. Carlisle the surviving tenant by the entirety.

German M. Carlisle having since died testate on May 22, 2024. Pursuant to the terms of his Last Will and Testament of record in Docket No. 24P-1574 in Seventh Circuit Probate Court of Davidson County, Tennessee, said property is to administered as part of the probate estate under the control of STEPHEN L. CARNEY, EXECUTOR OF THE ESTATE OF GERMAN M. CARLISLE.

This property is not, nor has it ever been, a marital residence of the Grantor and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. §26-2-307 or other applicable statute.

This is improved property known as: 7013 Lama Terra Court, Goodlettsville, TN 37072

This conveyance is subject to all restrictions, easements and planning documents of record.

Karen Johnson Davidson County
Batch# 1200418 DEEDWARR
11/01/2024 12:31:30 PM 3 pgs
Fees: $18.00 Taxes: $1,627.63
20241101-0085054

TO HAVE AND TO HOLD said real estate, with the appurtenance estate, title and interest thereto belonging, to the Grantee(s), their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind myself, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), their successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 29th day of October, 2024

Estate of German M. Carlisle

Stephen Lee Carney- Executor

Stephen Lee Carney, Executor

Stephen Lee Carney

Stephen Lee Carney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29 day of October, 2024, before me personally appeared **Stephen Lee Carney, Executor of the Estate of German M. Carlisle,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Personal Representatives of the **Estate German M. Carlisle, as appointed by court Order of record in Docket No. 24P-1574 in the Seventh Circuit Court of Davidson County, Tennessee, at Nashville (Probate Division)** and is authorized to execute this instrument as the Personal Representative on behalf of said Estate

Witness my hand and official seal at Goodlettsville, Tennessee this the 29th day of October, 2024.

My Commission Expires: 1/31/26

NOTARY PUBLIC

DEVIN F. PARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMMISSION EXPIRES 1-31-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **Devin Freeman Park,** a Notary Public in and for said County and State, **Stephen Lee Carney,** the within named Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this the 29th day of October, 2024.

My Commission Expires: 1/31/26

NOTARY PUBLIC

DEVIN F. PARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMMISSION EXPIRES 1-31-2026

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 Oct 29, 2024 (date of document)

Regina Sullo

Affiant Signature

November 1, 2024

Date

State Of TN

County of Davidson

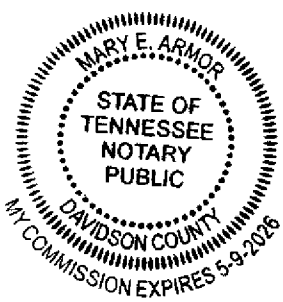
Sworn and subscribed before me this 1st day of November, 2024

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL



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