Karen Johnson Davidson County
Batch# 1205518 DEEDWARR
11/15/2024 08:50:30 AM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20241115-0089041

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 $475,000.00.

Affiant

STEPHEN SISCO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

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

Notary Public
My commission expires: 1/11/2026

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Oscar Ceballos Arnulfo 4301 Oakcrest Lane Hermitage, TN 37076	NEW OWNER	086-04-0A 003.00

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, **BRIAN J. VILENDRER, UNMARRIED**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey **to OSCAR CEBALLOS ARNULFO AND FELIPA DE LA CRUZ, HUSBAND AND WIFE**, 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 Lot No. 78 on the Plan of Phase I-A, Oakcrest of record in Plat Book 6200, Page 646, 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 Brian J. Vilendrer, single individual, by deed dated 10/13/2023, from Brian J. Vilendrer a/k/a Brian Joseph Vilendrer, single individual, of record in Instrument No. 20231020-0082389, Register's Office for said County.

Also being the same property conveyed to Brian J. Vilendrer a/k/a Brian Joseph Vilendrer by deed dated 08/29/2023, from Christina D. Vilendrer, a/k/a Christina Danielle Vilendrer of record in Instrument No. 20231003-0077704, Register's Office for said County.

Also being the same property conveyed to Brian J. Vilendrer and Christina D. Vilendrer, husband and wife, by deed dated 02/22/2018, from Benjamin S. Travis and Olivia A. Travis, husband and wife, of record in Instrument No. 20180226-0017990, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 4301 Oakcrest Lane, 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, 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 13th day of November, 2024.

Brian J. Vilendrer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Brian J. Vilendrer, 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 November, 2024.

My commission expires: 4/17/28

Notary Public

JUSTIN MOONEYHAM
TENNESSEE
NOTARY
PUBLIC
COUNTY OF COFFEE

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Faith Lowe, 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 November, 13, 2024.

Custodian's Signature

11.14.24
date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 14th day of November, 2024.

Notary Public

MY COMMISSION EXPIRES: 1/11/2026

STEPHEN SISCO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON