Karen Johnson Davidson County
Batch# 1206517 DEEDWARR
11/19/2024 10:06:30 AM 3 pgs
Fees: $18.00 Taxes: $1,439.30
20241119-0089542

WARRANTY DEED

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

File No. MM-24-8074

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $389,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of November, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dylan Reeves and Koleyna Kohler	Legacy Homes Loans, LLC DBA Steadfast Mortgage	
(NAME)	(NAME)	
3928 Waterford Way	408 Highway 76	137-13-0A-076.00-CO
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	White House, TN 37188	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Lucas J. Bromenschenkel, a married man**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dylan Reeves and Koleyna Kohler, husband and wife**, HEREINAFTER CALLED THE GRANTEE, 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. 76 on the Plan of Final Plat of Section Two, Peninsula Point, a Planned Unit Development of record in Plat Book 8250, Page 733, 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 Lucas J. Bromenschenkel, unmarried man by Warranty Deed from Nathan Hendren, unmarried of record in Instrument No. 20200110-0003881 Register's Office for Davidson County, Tennessee, dated January 07, 2020 and recorded on January 10, 2020.
Michaela Grace Bromenschenkel, wife of Lucas J. Bromenschenkel, joins in the execution of this instrument to convey any marital interest she may have in subject property.

This is property more commonly known as 3928 Waterford Way, Antioch, TN 37013.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 do 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.

Witness my/our hand this 15th day of November, 2024.

Lucas J. Bromenschenkel

Michaela Grace Bromenschenkel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of November, 2024, before me personally appeared Lucas J Bromenschenkel and Michaela Grace Bromenschenkel, 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, at office, this 15th day of November, 2024.

Notary Signature
My commission expires:
2/22/25

DANIELLE MARIE CRANE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

True Copy Certification

I, **Pam Autry,** 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 this the 15 day of November, 2024.

Affiant Signature

Date 11/15/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 15 day of November, 2024.

Notary's Signature
MY COMMISSION EXPIRES: _____

