WARRANTY DEED

Karen Johnson Davidson County
Batch# 1213822 DEEDWARR
12/10/2024 02:10:30 PM 3 pgs
Fees: $18.00 Taxes: $555.00
20241210-0095914

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF DECEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: MARCH 2, 2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Legends Title Services, LLC
105 Industrial Drive, Suite 7
Mt. Juliet, TN 37122

File No.: 240430

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Ryan Williams	American Pacific Mortgage Corporation	098-05-0-159.00
(NAME)	(NAME)	
5108 Hunters Point Lane	3000 Lava Ridge Court, Ste. 200	
(ADDRESS)	(ADDRESS)	
Hermitage TN 37076	Roseville CA 95661	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED FIFTY THOUSAND AND NO/100 Dollars ($150,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, CARL A. FENESCEY AND LINDA M. ROBERTSON-FENESCEY, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RYAN WILLIAMS, AN UNMARRIED MAN, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land located in Davidson County, Tennessee, and being known and designated as all of Lot No. 3-B, Zone Lot Division Lot 3 on the Plan of Hunters Point Subdivision, as shown on the plat of the same of record in Plat Book 5200, Page 736, as amended in Plat Book 6250, Page 184; and Plat Book 6200, Page 175, in the Register's Office for Davidson County Tennessee, to which plat, as amended, specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to Carl A. Fenescey and Linda M. Robertson-Fenescey, husband and wife by Warranty Deed from Donald W. Powell, unmarried of record in Instrument No. 20160705-0068562 Register's Office for Davidson County, Tennessee, dated June 28, 2016 and recorded on July 05, 2016.

unimproved ☐
This is improved ☒ property, known as 5108 Hunters Point Lane, Hermitage, TN 37076
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 2nd day of December, 2024.

Carl A. Fenescey

Linda M. Robertson-Fenescey

WENDY KRYGER
Notary Public - State of New York
NO. 01KR5006622
Qualified in Broome County
My Commission Expires Jan 4, 2027

STATE OF NEW YORK
COUNTY OF Troy

Signed and sworn to before me the 2nd of December, 2024, by Carl A. Fenescey and Linda M. Robertson-Fenescey, husband and wife, 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 (or person's) free act and deed.

Notary Public

Affix stamp/seal:

WENDY KRYGER
Notary Public - State of New York
NO. 01KR5006622
Qualified in Broome County
My Commission Expires Jan 4, 2027

CERTIFICATE OF AUTHENTICITY

I, Jennifer Jones, do hereby make oath that I am the custodian of the original version of the electronic 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

December 2024

Affiant Signature

Date: 12-10-24

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 10 day of December 2024

Notary Signature

My Commission Expires

TAMMY SEXTON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
04/22/2028
WILSON COUNTY