Name and Address of New Owner:
Kurt Pedersen and Mackenzie Pedersen
209 Scott Avenue
Nashville, Tennessee 37206

Karen Johnson Davidson County
Batch# 1215368 DEEDWARR
12/12/2024 08:19:30 AM 5 pgs
Fees: $28.00 Taxes: $3,330.00
20241212-0096366

Send Tax Bills To:
Old National Bank
One Main Street
Evansville, IN 47708
This Instrument Prepared By:
R. Houston Akin
Mockingbird Title & Escrow Services, LLC
615 Main Street, Suite B25
Nashville, Tennessee 37206

Map & Parcel No: 083 06 0 148.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Barbara Lee Dworak, Executor of The Estate of Katheryn Ellen Stiffler Dworak**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Mackenzie Pedersen and Kurt Pedersen, wife and husband,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 18 and the Southerly 15.0 feet of Lot No. 17 on the map of BEAUMONT PLACE, of record in Plat Book 332, Page 38, Register's Office for Davidson County, Tennessee. Said Lot No. 18 and part of Lot No. 17 front together 65.0 feet on the Westerly side of Scott Avenue and run back 179 feet 6 inches on the Southerly line and 183.0 feet, more or less, on the Northerly line to an alley and measure 65 feet 2 inches thereon.

Being the same property conveyed to Earl R. Dworak and wife, Katheryn Dworak, by Warranty Deed from Heather Romine and husband Mohan Sathyamoorthy as tenants by the entirety, of record in Instrument No. 20101026-0085665, in the Register's Office of Davidson County, Tennessee, dated October 22, 2010 and recorded on October 26, 2010. The said Earl R. Dworak died on October 6, 2015, then Katheryn Dworak died on June 15, 2024 testate, devising subject property to Dale Dworak, Donna Dworak and Barbara Dworak. See Probate Case No. 24P1306, Davidson County, Seventh Circuit Court.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 22nd day of November, 2024.

The Estate of Katheryn Ellen Stiffler Dworak

By: _____ (SEAL)
Barbara Lee Dworak, Executor

LB
STATE OF ~~TENNESSEE~~ CALIFORNIA
COUNTY OF ~~DAVIDSON~~ SAN DIEGO
LB

On this 22nd day of November, 2024, before me personally appeared Barbara Lee Dworak, Executor of The Estate of Katheryn Ellen Stiffler Dworak, 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 22nd day of November, 2024.

_____
Notary Signature
My commission expires: 10/22/27

KIET D. BLAND
COMM. #2467568
Notary Public - California
San Diego County
My Comm. Expires Oct. 22, 2027

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 San Diego)

On November 22, 2024 before me, Kiet D Bland, Notary Public
(insert name and title of the officer)

personally appeared Barbara Lee Dworak,
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.

KIET D. BLAND
COMM. #2467568
Notary Public - California
San Diego County
My Comm. Expires Oct. 22, 2027

Signature _____ (Seal)

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $900,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

By: _____
Affiant

STATE OF ~~TENNESSEE~~ CALIFORNIA
COUNTY OF ~~DAVIDSON~~ SAN DIEGO

Sworn to and subscribed before me this 22nd day of November, 2024.

_____
Notary Signature
My commission expires: 10/22/27

KIET D. BLAND
COMM. #2467568
Notary Public - California
San Diego County
My Comm. Expires Oct. 22, 2027

ACKNOWLEDGMENT

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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.

KIET D. BLAND
COMM. #2467568
Notary Public - California
San Diego County
My Comm. Expires Oct. 22, 2027

Signature _____ (Seal)

True Copy Certification

I, Yvette Meldrum, 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 22, 2024.

Signature
November 22, 2024
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this November 22, 2024

Notary's Signature

My Commission Expires: 4-13-25

CHERRIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025