Karen Johnson Davidson County
Batch# 1231914 DEEDWARR
01/30/2025 08:07:30 AM 3 pgs
Fees: $18.00 Taxes: $1,450.40
20250130-0007009

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $392,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF JANUARY, 2025.

Notary Public

MY COMMISSION EXPIRES: 1/24/2028
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-24-2028

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Karla Yarely Ayala Alvarenga	DHI Mortgage Company	087-01-0A-051.00
(NAME)	(NAME)	
4289 Chesney Glen Drive	10700 Pecan Park Blvd Ste 450	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Austin TX 78750	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **David A Kmosko, a married man, and wife, and Katelyn Kmosko**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Karla Yarely Ayala Alvarenga, a married woman**, hereinafter called the GRANTEE(S), his/her/their 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. 102, on the plan of Section 1B, Chesney Glen, R15 Residential P.U.D., of record in Plat Book 9700, Page 289, 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 Andrew J. Kmosko, Jr., a single man by Warranty Deed from Kristina Marie Lindemann, a married woman formerly known as Kristina Marie Hamm and husband, Ingo Lindemann, dated 04/15/2021, of record in Instrument No. 20210420-0052666, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to David A. Kmosko, a married man by Quitclaim Deed from Andrew J. Kmosko, Jr., a single man, dated 08/31/2022, of record in Instrument No. 20230117-0003239, Register's Office for Davidson County, Tennessee.

The said David A. Kmosko is married to Katelyn Kmosko and is joined in this conveyance to waive any and all rights she has in said property.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 4289 Chesney Glen Drive, Hermitage, TN 37076
(House Number) (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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 23rd day of January, 2025.

David A Kmosko

Katelyn Kmosko

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David A Kmosko and Katelyn Kmosko, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 23rd day of January, 2025.

Notary Public:
My Commission Expires: 3.8.2025

MACEY TRUMPHOUR
NOTARY PUBLIC
STATE OF TENNESSEE
WILSON COUNTY

RETURN TO:
Stewart Title Company
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 January 23, 2025.

Affiant Signature

30th day of January, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30th day of January, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028