Karen Johnson Davidson County
Batch# 1234269 DEEDWARR
02/05/2025 09:49:30 AM 3 pgs
Fees: $18.00 Taxes: $1,442.63
20250205-0008681

THIS INSTRUMENT WAS PREPARED BY **Harpeth Escrow, LLC** **117 Saundersville Road, Ste. 201** **Hendersonville, TN 37075**	**STATE OF Tennessee** **COUNTY OF Davidson** The actual consideration or value, whichever is greater, for this transfer is **$389,900.00**. **Affiant** Subscribed and sworn to before me, this **3rd day of February, 2025.** **Notary Public** **My commission expires:** 2/3/25

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES 03/02/25

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Redany Bohnan **2821 Louise Russell Drive** **Antioch, TN 37013**	Renasant Bank 2200 Abbott Martin Rd #103 Nash., TN 37215	**150 06 0 249.00** Account No.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Judith B. Pelters, Trustee of The Judith B. Pelters Revocable Living Trust dated September 9, 2016**, Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **Redany Bohnan, a single man**, Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of SECTION TWO, PERCY PRIEST MEADOWS ADDITION of record in Plat Book 8250, Page 200, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Judith B. Pelters, Trustee of The Judith B. Pelters Revocable Living Trust, dated September 9, 2016, by Quitclaim Deed from Judith B. Pelters, of record in Instrument No. 20160916-0097469, in the Register's Office of Davidson County, Tennessee, dated September 09, 2016 and recorded on September 16, 2016.

Being the same property conveyed to Paul H. Pelters and wife, Judith B. Pelters, by Warranty Deed from Cardinal Construction, Inc., of record in Book 9660, Page 876, in the Register's Office of Davidson County, Tennessee, dated May 01, 1995 and recorded on May 02, 1995. The said Paul H. Pelters died on December 29, 2015, leaving Judith B. Pelters, as surviving tenant by the entirety.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (__) property known as **2821 Louise Russell Drive, Antioch, TN 37013**.

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 in 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(s) this 3rd day of February, 2025.

The Judith B. Pelters Revocable Living Trust dated September 9, 2016

By: Judith B. Pelters, Trustee
Judith B. Pelters, Trustee

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 3rd day of February, 2025, before me personally appeared Judith B. Pelters, Trustee of The Judith B. Pelters Revocable Living Trust dated September 9, 2016, 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 3rd day of February, 2025.

Jacqueline G Brown
Notary Signature
My commission expires: 11-1-25

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

HE-2024-572

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 February 3, 2025.

J. Carlton Drumwright

February 3, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on February 3, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY