Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #25-1040

Karen Johnson
Batch # 1242460
03/03/2025 10 52 08 AM
Fees $13 00 Taxes $2,719 50

Davidson County
DEEDWARR
2 pgs

20250303-0015533

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Adrienne Kepner Trantum, a married woman**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Christopher Terndrup, an unmarried person**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being Unit A, Homes at 1406 Holly Street, a Horizontal Property Regime with Private Elements as described in a Declaration of Covenants Conditions and Restrictions for Homes at 1406 Holly Street, of record in Instrument No. 20140715-0062260 and amended in Instrument No. 20150811-0080368, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Adrienne L. Kepner, single woman by Warranty Deed from Pantheon Development, LLC, a Tennessee limited liability company of record in Instrument No. 20181116-0113067 Register's Office for Davidson County, Tennessee, dated November 14, 2018 and recorded on November 16, 2018. Adrienne L. Kepner is now known as Adrienne Kepner Trantum and is married to Joshua Robert Trantum. He joins in this conveyance to convey any and all marital interest in subject property.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 1406 A Holly Street, Nashville, TN 37204.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Christopher Terndrup 1406 A Holly Street Nashville, TN 37204	Fortefi, LLC 2050 Lowes Drive Clarksville, TN 37040	083-09-0F-001.00

WITNESS THE EXECUTION HEREOF this 28th day of February, 2025.

Adrienne Kepner Trantum **Joshua Robert Trantum**

State of Tennessee)
County of Davidson)

On this 28th day of February, 2025, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Adrienne Kepner Trantum and Joshua Robert Trantum, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and ~~who executed~~ the foregoing instrument, and acknowledged the execution as a free act ~~and deed~~.

Notary Public

My Commission Expires: 3/3/26

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 735,000.00.**

Affiant

Sworn and subscribed before me ~~on this the 28th day of February~~, 2025.

Notary Public

My Commission Expires: 3/3/26