Karen Johnson Davidson County
Batch# 1242834 DEEDWARR
03/04/2025 11:12:30 AM 3 pgs
Fees: $18.00 Taxes: $1,516.63
20250304-0016176

Warranty Deed

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $409,900.00.

Affiant

Subscribed and sworn to before me, this the 3rd day of March, 2025.

Notary Public

My commission expires: 5/26/28

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Paul Christian Fuerstenberger	InterLinc Mortgage Services, LLC	050-02-0E-208.00-CO
3021 Sapgate Lane	5875 N. Sam Houston Pkwy West, Suite 300	
Nashville, TN 37207	Houston, TX 77086	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JOURDEN JOSEPHINE CASEY, UNMARRIED, AND TANNER EVAN HINKEL, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PAUL CHRISTIAN FUERSTENBERGER, UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND 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. 208 on the Plan of Final Plat, Thornton Grove PUD, Phase 3A of record in Plat at Instrument No. 20220420-0045367, 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 a portion of the same property conveyed to NVR, Inc., a Virginia Corporation T/A Ryan Homes by Special Warranty Deed from Thornton Grove Green, LLC, a Delaware Limited Liability Company of record in Instrument No. 20230210-0009954 Register's Office for Davidson County, Tennessee, dated February 07, 2023 and recorded on February 10, 2023.

Being the same property conveyed to Tanner Evan Hinkel, Unmarried and Jourden Josephine Casey, Unmarried, As Tenants in Common with Right of Survivorship by Warranty Deed from NVR, Inc., a Virginia corporation T/A Ryan Homes of record in Instrument No. 20230511-0035177 Register's Office for Davidson County, Tennessee, dated May 11, 2023 and recorded on May 11, 2023.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 3021 Sapgate Lane, Nashville, TN 37207, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 3rd day of March, 2025.

Jourden Josephine Casey

Tanner Evan Hinkel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jourden Josephine Casey and Tanner Evan Hinkel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 27th day of February, 2025.

Notary Public

My Commission Expires: 7-3-26

STEVE MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

CERTIFICATE OF AUTHENTICITY

I, Lissa Groom do hereby make oath that I am a licensed attorney and/or 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 March 3, 2025.

Lissa Groom
Affiant
Date: March 3, 2025

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 3rd day of March, 2025

Kim Rogers
Notary Public

My Commission Expires: 4/22/2028

KIM ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON