Karen Johnson Davidson County
Batch# 1253232 DEEDWARR
03/28/2025 08:02:30 AM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20250328-0023195

WARRANTY DEED

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

2025-03-2622

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00.

Willow Belenski
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 27th day of March, 2025.

(Affix Seal) Notary Public

My Commission Expires: 3/3/26

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Willow Belenski 3268 Cain Harbor Drive Nashville, TN 37214	FirstTrust Home Loans Inc 906 South Rock St Sheridan, AR 72150	Map/Parcel 062-02-0A-312.00-CO

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, **Carter Penzien and Annie Penzien, husband and wife**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Willow Belenski, a single woman**, hereinafter called the GRANTEE, her heirs and assigns, that 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. 277 on the Plan of River Trace Estates, Phase 2, Section 6 of record in Instrument 20010605-0058138, 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 Carter Davis Penzien, an Unmarried Man and Annie Marie Redovian, An Unmarried Woman, as Joint Tenants with Right of Survivorship by Warranty Deed from Duane Harrison and Donna Harrison, Husband and Wife of record in Instrument No. 20200727-0082252 Register's Office for Davidson County, Tennessee, dated July 23, 2020 and recorded on July 27, 2020.

This conveyance is subject to the following: Davidson County property taxes for the year 2025 and subsequent years, are a lien but not yet due or payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 3268 Cain Harbor Drive, Nashville, TN 37214.

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, her heirs and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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.

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Effective the 27th day March, 2025.

Carter Davis Penzien

Annie Penzien

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 27th day of March, 2025, before me personally appeared Carter DavisPenzien and Annie Penzien, 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 27th day of March, 2025.

Notary Signature
My commission expires:

DONNA L SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-25-2028

Tennessee Certification of Electronic Document

I, Emma Howard, 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 3/27/2025 (date of document).

Affiant Signature

3/27/2025
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 27 day of March, 2025.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL