WARRANTY DEED

Karen Johnson Davidson County
Batch# 1269700 DEEDWARR
05/06/2025 04:10:30 PM 6 pgs
Fees: $33.00 Taxes: $1,320.90
20250506-0035479

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $357,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF MAY, 2025.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

TERESA TIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-5-2028

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc.
128 Holiday Ct., Ste. 125, Franklin, TN 37067

File No.: 2025-0535

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Dana Maren Bjorn	Dana Maren Bjorn	187-01-0B-054.00-CO
(NAME)	(NAME)	
3306 Tasker Dr.	3306 Tasker Dr.	
(ADDRESS)	(ADDRESS)	
Antioch TN 37013	Antioch TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Fifty-Seven Thousand And No/100 Dollars ($357,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MATTHEW MEDINA AND MERRILY MEDINA, HUSBAND AND WIFE, (ANUNDIVIDED FIFTY (50%) PERCENT INTEREST), AND DANIEL WHITT AND SUSAN WHITT, HUSBAND AND WIFE, (AN UNDIVIDED FIFTY (50%) PERCENT INTEREST),** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DANA MAREN BJORN,** HEREINAFTER CALLED THE GRANTEE, 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. 54, on the Plan of Burkitt Ridge Phase 3A, Section 2 of record in Plat Instrument No.20201204-0141075, 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 Matthew Medina and Merrily Medina, husband and wife by Warranty Deed from Regent Homes, LLC, a Tennesse limited liability company of record in Instrument No. 20211112-0151018 Register's Office for Davidson County, Tennessee, dated November 09, 2021 and recorded on November 12, 2021.

Being the same property conveyed to Matthew Medina and Merrily Medina, husband and wife, (an undivided fifty (50%) percent interest), and Daniel Whitt and Susan Whitt, Husband and wife, (an undivided fifty (50%) Percent Interest) by Quitclaim Deed from Matthew Medina and Merrily Medina, husband wife of record in Instrument No. 20211202-0159919 Register's Office for Davidson County, Tennessee, dated November 22, 2021 and recorded on December 02, 2021.

Subsequently recorded with Power of Attorney of record in Book_____, page _____, Register's Office for said County.

20250306-0035478

unimproved ☐
This is improved ☑ property, known as 3306 Tasker Dr., Antioch, TN 37013
(House No.) (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 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 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 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 our hands this 30 day of APRIL, 2025.

Matthew Medina

MERRILY MEDINA BY MATTHEW MEDINA AS ATTORNEY IN FACT

Merrily Medina by Matthew Medina, as Attorney-in-Fact

Daniel Whitt

Susan Whitt

STATE OF _____

COUNTY OF _____

On this _____ day of _____, 20 _____, before me personally appeared Matthew Medina, Daniel Whitt, and Susan Whitt, 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 (or person's) free act and deed.

SEE ATTACHED

Notary Public

My Commission Expires: _____ (SEAL)

STATE OF _____

COUNTY OF _____

Before me, the undersigned, authority a Notary Public in and for said State and County, appeared Matthew Medina, Attorney-in-Fact for Merrily Medina, the within named bargainor(s), with whom I am personally acquainted (or proved o me on the basis of satisfactory evidence), and who acknowledged that he, executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said Merrily Medina, as her free act and deed for the purposes therein contained, said Power of Attorney of record in Register's Office.

Witness my hand and official seal, this the _____day of _____, _____.

SEE ATTACHED

Notary Public

My Commission Expires: _____ (SEAL)
(SEAL)

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of SAN DIEGO

On APR. 30th, 2025 before me, NICHOLAS BAILEY, Notary Public,
(Here insert name and title of the officer)

personally appeared MATTHEW MEDINA, DANIEL WHITT & SUSAN WHITT,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Nicholas Bailey
Signature of Notary Public

(Notary Seal)

NICHOLAS BAILEY
Comm. # 2514817
SAN DIEGO County
California - Notary Public
Comm. Expires APR. 11, 2029
NXC1

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

(Additional information)

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
- ☐ Corporate Officer

(Title)

- ☐ Partner(s)
- ☐ Attorney-in-Fact
- ☐ Trustee(s)
- ☐ Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he~~/she/~~they,~~ is /~~are~~) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
  - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document

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CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of SAN DIEGO

On APR. 30th, 2025 before me, NICHOLAS BAILEY, Notary Public,
(Here insert name and title of the officer)

personally appeared MATTHEW MEDINA,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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WITNESS my hand and official seal.

Nicholas Bailey
Signature of Notary Public

(Notary Seal)

NICHOLAS BAILEY
Comm. # 2514817
SAN DIEGO County
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- ☐ Corporate Officer

(Title)

- ☐ Partner(s)
- ☐ Attorney-in-Fact
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- Securely attach this document to the signed document

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Tennessee Certification of Electronic Document

I, AUBREY SEAVERS, 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 4/30/25 (date of document).

Affiant Signature

5/6/25
Date

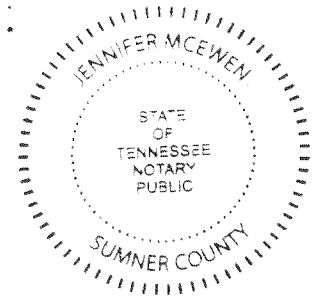
State of TENNESSEE

County of SUMNER

Sworn to and subscribed before me this 6th day of May, 20 25.

Notary's Signature

MY COMMISSION EXPIRES: 1/30/29



NOTARY'S SEAL