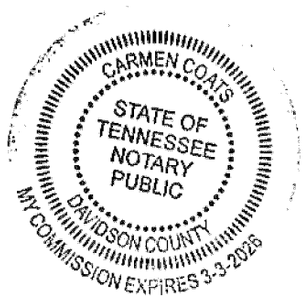
Karen Johnson Davidson County
Batch# 1277459 DEEDWARR
05/27/2025 10:08:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20250527-0041245



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $350,000.00.

Affiant

Subscribed and sworn to before me, this 21st day of May, 2025.

Carmen Coats
Notary Public

My commission expires: 3/3/26

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
174 Saundersville Rd, Ste 102, Hendersonville, TN. 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Donald G. Sengstack and Taylor Slifko	PRIMIS MORTGAGE COMPANY	053-03-0-095.00
1400 Berry St.	5535 CURRITUCK DR, STE 120	
Old Hickory, TN 37138	WILMINGTON, NC 28403	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Kristen Alcorn and Garrett Alcorn, wife and husband

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Donald G. Sengstack and Taylor Slifko, a married couple

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 162 on the Plan of Section 'C', Villages of Old Hickory of record in Plat Book 1424, Page 66, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. fronting 77.0 feet on Berry Street, containing 0.12 acres, more or less;

Subject to and/or reserving one (1) permanent easement twelve and three-tenths (12.3) feet wide, more or less, for utilities; and all rights in connections with said easement, including the ingress and egress over the property herein conveyed for servicing easement, are expressly reserved to the Grantor, all as shown on said recorded plan, which is made a part of this description by reference thereto.

Being the same property conveyed to Kristen Alcorn and Garrett Alcorn, wife and husband by Warranty Deed from Stacy Mashburn and James Dannie Mashburn, wife and husband of record in Instrument No. 20190919-0095213 Register's Office for Davidson County, Tennessee, dated September 10, 2019 and recorded on September 19, 2019.

This is improved property known as **1400 Berry St., Old Hickory, TN 37138.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 21st day of May, 2025.

Kristen Alcorn

Garrett Alcorn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Kristen Alcorn and Garrett Alcorn, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 21st day of May, 2025.

Notary Public
My Commission Expires: 5-23-27

Lenders Title Company File No. 25-000965-626

Gregory D. Vadner
State of Tennessee Notary Public
Sumner County

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 May 21. 2025.

Affiant Signature

27th day of May, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27th day of May, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028