Karen Johnson Davidson County
Batch# 1279891 DEEDWARR
05/30/2025 12:11:30 PM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20250530-0042626

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $380,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of May, 2025.

Notary Public:
My Commission Expires: 9/27/26

BRENDA HUNTSMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
The Longobardi Family Living Trust dated April 3, 2018 2255 Bayport Avenue Old Hickory, TN 37138	New Owner	044-15-0-375.00

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Jordan K. Wenberg and Jennifer Leeanne Wenberg, husband and wife**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **The Longobardi Family Living Trust, dated April 3, 2018**, hereinafter called the Grantee(s), his/her/their 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. 91 on the Plan of Section B, Village of Old Hickory, as shown by plat of record in Plat Book 1424, Page 67, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Jordan K. Wenberg and Jennifer Leeanne Wenberg, husband and wife, by Warranty Deed from Adam M. Flowers, married, dated 5/6/2013 and recorded 5/8/2013 in Instrument No. 20130508-0046361, Register's Office for Davidson County, Tennessee. Sara Jane Flowers joined in the conveyance of this document.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

Subject to HOA Charter of record in Book 8290, Page 865, of the Register's Office for Davidson County, Tennessee.

Subject to all existing easements and all other matters as shown on plat of record in Plat Book 1424, Page 67, of the Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is (_XX_) improved (____) unimproved property, known as: 1104 Clarke Street, Old Hickory, TN 37138

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 assigns forever. Grantor(s) covenant(s) with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to

warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs, successors, 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 my/our hand(s) this the 27 day of May, 2025.

Jordan K. Wenberg

Jennifer Leeanne Wenberg

State of Tennessee)
County of Sumner)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named **Jordan K. Wenberg and Jennifer Leeanne Wenberg**, 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.

Witness my hand and official seal, this 27 day of May, 2025.

Commission Expires:
9/27/26

Notary Public:



Certificate of Authenticity

I, **Brenda Huntsman**, 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 5/28/25.

Date

Brenda Huntsman

Affiant Signature

5/30/25

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 30th day of May, 2025.

Notary's Signature

My Commission Expires: 6/20/28

Date

Notary's Seal (if on paper)

