Karen Johnson Davidson County
Batch# 1293102 DEEDWARR
07/02/2025 01:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,846.30
20250702-0052409

JOHN DANIEL THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 12-20-2027

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $499,000.00.

Affiant

Subscribed and sworn to before me, this 2nd day of July, 2025.

Notary Public

My commission expires: 12/20/27

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Jackson Theobald and Banning Cvengros	Jackson Theobald and Banning Cvengros	181-03-0A-029.00-CO
6621 Broken Bow Drive	6621 Broken Bow Drive	
Antioch, TN 37013	Antioch, TN 37013	

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, we,

Michael Troy Vander Hoek and Madison Ivey Vander Hoek, husband and wife

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

Jackson Theobald, unmarried, and Banning Cvengros, unmarried, joint tenants with right of survivorship

(hereinafter called the "Grantee"), 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. 29 on the Plan of Subdivision Plat Section One, Indian Creek Estates, Old Hickory Blvd of record in Plat Book 9700, Page (s) 556 and 567, 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 Michael Troy Vander Hoek and Madison Ivey Vander Hoek, husband and wife by Warranty Deed from Carol M. Smith, widowed of record in Instrument No. 20221026-0116101 Register's Office for Davidson County, Tennessee, dated October 24, 2022 and recorded on October 26, 2022.

This is improved property known as **6621 Broken Bow Drive, Antioch, TN 37013.**

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 1st day of July, 2025.

Michael Troy Vander Hoek

Madison Ivey Vander Hoek

STATE OF GEORGIA
COUNTY OF Towns

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Michael Troy Vander Hoek and Madison Ivey Vander Hoek, 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 1st day of July, 2025.

Notary Public
My Commission Expires: 12/9/25

Lenders Title Company File No. 25-002353-524

Stacy T. Cross
Notary Public, State of Georgia
White County
My Commission Expires
December 9, 2025

SP 11/2015

Tennessee Certification of Electronic Document

I, Karla I Kard, 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 07/01/2025 (date of document).

Karla I Kard
Affiant Signature

07/01/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 1 day of July, 2025.

Daniel Thompson
Notary's Signature

MY COMMISSION EXPIRES: 12/20/27

NOTARY'S SEAL

