Karen Johnson Davidson County
Batch# 1295405 DEEDWARR
07/09/2025 10:49:30 AM 3 pgs
Fees: $18.00 Taxes: $2,627.00
20250709-0053944

WARRANTY DEED

CINDY PERSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File No. AD-25-[illegible]

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $710,000.00

Laurie Armstrong
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of July, 2025

Notary Public

MY COMMISSION EXPIRES: 4-09-2027

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Scott A. Wenger and Christopher Wenger	SIRVA Mortgage, Inc	
(NAME)	(NAME)	
313 Red Feather Lane	6000 Lombardo Center, Ste 500	172-05-0A-048.00-CO
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Seven Hills, OH 44131	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Margaret Louise Bloomfield, Trustee of TN Louise Bloomfield Trust dated December 13, 2016, as amended and restated December 22, 2023**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Scott A. Wenger and Christopher Wenger, married to each other**, 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. 48 on the Plan of Final Plat of First Revision - Phase Three, Oakmont Subdivision, a Residential Planned Unit Development of record in Instrument No. 20071030-0127754, 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 Margaret Bloomfield Smotherman, and her successors, as Trustee of the Mara Bloomfiels Smotherman Separate Property Trust dated 12/13/16, as amended by Warranty Deed from David A. Clark, Jr. and Holly W. Clark, husband and wife of record in Instrument No. 20180416-0035660 Register's Office for Davidson County, Tennessee, dated April 12, 2018 and recorded on April 16, 2018.

The Property rights between divorcing parties as part of a Final Decree of Divorce entered in the Fourth Circuit Court for Davidson County, Tennessee, Docket No. 20D417.

Being the same property conveyed to Margaret Bloomfield Smotherman, and her successors, as Trustee of the Mara Bloomfield Smotherman Separate Property Trust dated 12.13.16, as amended by Quitclaim Deed from Charles Eward Smotherman of record in Instrument No. 20200826-0096693 Register's Office for Davidson County, Tennessee, dated August 21, 2020 and recorded on August 26, 2020.

Being the same property conveyed to Margaret Louise Bloomfield, Trustee of the TN Louise Bloomfield Trust dated December 13, 2016 by Quitclaim Deed from Margaret Louise Bloomfield (previously known as Margaret Bloomfield Smotherman), Trustee of the Mara Bloomfield Smotherman Separate Property

Trust dated December 13, 2016 of record in Instrument No. 20220104-0001512 Register's Office for Davidson County, Tennessee, dated December 21, 2021 and recorded on January 04, 2022.

This is property more commonly known as 313 Red Feather Lane, Brentwood, TN 37027.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 8th day of July, 2025.

TN Louise Bloomfield Trust dated December 13, 2016, as amended and restated December 22, 2023,

By: _____
Margaret Louise Bloomfield, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Margaret Louise Bloomfield, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be the Trustee of the TN Louise Bloomfield Trust dated December 13, 2016, as amended and restated December 22, 2023, the within named bargainor, and that she as such Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by herself as Trustee.

Witness my hand, at office, this 8th day of July, 2025.

_____
Notary Signature
My commission expires: 3-3-2026

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Alexis Steelman, 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 7-8-2025.

Affiant Signature

7-9-2025
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 9 day of July, 2025.



Notary Public

My Commission Expires: 4-19-2027

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