WARRANTY DEED

Karen Johnson Davidson County
Batch# 1309636 DEEDWARR
08/13/2025 02:57:30 PM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20250813-0064557

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of August, 2025

Notary Public

MY COMMISSION EXPIRES: 5-4-26

(AFFIX SEAL)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kullen Podgorski Kerrick Podgorski	Sourcepoint	149-04-0-185.00
(NAME)	(NAME)	
2633 Ravine Dr	2330 Commerce Park Drive NE Suite 2	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Palm Bay, FL 32905	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Vernon Denney and Betty Denney, husband and wife** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Kullen Podgorski, a single man and Kerrick Podgorski, a single man,** hereinafter called the GRANTEES, 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 Nos. 360 and 361 on the Plan of Edge-O-Lake Estates, Section 9, as of record in Book 3700, Page 131, said Register's Office.

Said Lot Nos. 360 and 361 adjoin and front together 160.0 feet on the southwesterly side of Ravine Drive and runs back between parallel lines 147.50 feet to a line in the rear which measures 160.0 feet thereon.

Being the same property conveyed to Vernon s. Denney and wife, Betty Jean Denney from Charles L. Hall and wife, Lucinda L. Hall, by Warranty Deed on June 16, 1977, of record in Book 5160, Page 911, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 2633 Ravine Dr, Nashville, TN 37217
(House Number) (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 my/our hands this 13th day of August, 2025.

Vernon Denney

Betty Denney

State of Tennessee
County of Davidson

Personally appeared before me Vernon Denney and Betty Denney, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 13th day of August, 2025.

Notary Public _____
My Commission Expires: 8-23-25

File No.: 202507010

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Tennessee Certification of Electronic Document

I, Ashlynn Hengemihle, 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 8-13-25.

Affiant Signature 8-13-25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 13 day of August, 2025.

Notary Signature

My Commission Expires: 5-9-26

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON