Karen Johnson Davidson County
Batch# 1357298 DEEDWARR
12/12/2025 09:01:30 AM 3 pgs
Fees: $18.00 Taxes: $1,280.20
20251212-0098977

THIS INSTRUMENT WAS PREPARED BY
Harpeth Escrow, LLC
117 Saundersville Road, Ste. 201
Hendersonville, TN 37075

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$346,000.00**.

Affiant

Subscribed and sworn to before me, this 5th day of December, 2025.

Notary Public
My commission expires: 12-2-28

ANGELA GRACE VANCE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Reina Suyapa Perdomo Castejon and Juvenal Rodriguez **5616 Clarksville Pike** **Joelton, TN 37080**	NEW OWNER	**029-00-0-218** Account No.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **David Beranek, a single man**, Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **Reina Suyapa Perdomo Castejon, and Juvenal Rodriguez Rodriguez, husband and wife**, Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County Tennessee, described as follows:

Beginning at a point in the Easterly margin of Highway 112, 368 feet Northerly from the Northwest corner of the lot or parcel of land conveyed to Lawrence E. McClusky and wife, by deed from I. K. Kemp, et al, of record in Book 137, page 239, Register's Office for said County; thence East 500 feet to a stake; thence South 180 feet to a stake; thence Westerly 420 feet to the East margin of said Highway; thence North 24-1/2 degrees West with the East margin of said Highway, 228 feet to the point of beginning, containing 2.15 acres, more or less.

Being the same property conveyed to David Beranek by Warranty deed from Myron Annette Poirrier of record in Instrument No. 20141229-0118169 Register's Office for Davidson County, Tennessee, dated 12/22/2014 and recorded on 12/29/2014. (Value of consideration shown in aforementioned deed $179,000.00.) Being also known as 5616 Clarksville Pike Joelton, Tennessee 37080.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (__) property known as **5616 Clarksville Pike, Joelton, TN 37080**.

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 in 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(s) this **10th day of December, 2025.**

David Beranek

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 10th day of December, 2025, before me personally appeared David Beranek, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 10th day of December, 2025.

Jacqueline G Brown

Notary Signature
My commission expires: 11-5-29

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

HE-2025-565

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 12/10/2025 (date of document).

Jennifer Russell
Affiant Signature

12/11/2025
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 11 day of December 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

