**NEW OWNER:**
Eden Benjamin Kogan
850 Wren Road
Goodlettsville, TN 37072

**SEND TAX BILLS TO:**

New Owner

**THIS INSTRUMENT PREPARED BY:**

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

**FILE NO:** 25-243

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 1371114 DEEDWARR
01/20/2026 12:40:30 PM 4 pgs
Fees: $23.00 Taxes: $1,232.10
20260120-0004390

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **THREE HUNDRED THIRTY THREE THOUSAND AND 00/100 DOLLARS ($333,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Charles Brunk, an unmarried man** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **Eden Benjamin Kogan, an unmarried man** ("Grantee"), his successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

**That 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. 28 on the Plan of Echo Meadows of record in Plat Book 2331, Page 64, 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 Charles B. Brunk, a married man by Quitclaim Deed from Rochelle Madison Turner and Charles Benjamin Brunk, wife and husband, who acquired title as single persons dated December 21, 2023 and recorded on January 05, 2024 of recorded in Instrument no. 202401050001109, in the Register's Office of Davidson County, Tennessee.**

**Being the same property conveyed to Rochelle Madison Turner, a single person, and Charles Benjamin Brunk, a single person, as Tenants in common with the right of survivorship by Warranty Deed from Lauren Bailey Carter, unmarried dated April 20, 2021 and recorded on April 23, 2021 of recorded in Instrument no. 202104230054705 in the Register's Office of Davidson County, Tennessee.**

**Parcel No.: 034-01-0-052**

**Being also known as 850 Wren Road, Goodlettsville, TN 37072**

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 12th day of December, 2025.

Charles Brunk

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Charles Brunk, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 12th day of December, 2025.

NOTARY PUBLIC

My commission expires: 3-7-2026

JOHN GRIFFIN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES MARCH 07, 2026

**********

The actual consideration or value, whichever is greater, for this transfer is $ **333,000.00**.

AFFIANT

Sworn to and subscribed to before me this 12th day of December, 2025.

NOTARY PUBLIC

My commission expires: 3-7-2026

JOHN GRIFFIN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES MARCH 07, 2026

# Tennessee Certification of Electronic Document

I, **Turner Evans**, 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 12-12-2025

**AFFIANT SIGNATURE**

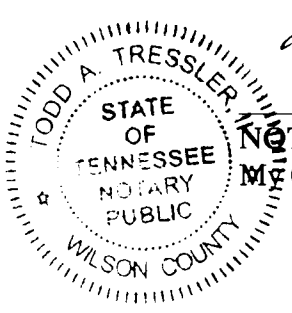
12-12-2025

Date

**State of TENNESSEE**

**County of** Wilson

Sworn to and subscribed before me on this 12th day of December, 2025.




**NOTARY SIGNATURE**

My Commission Expires: 2-26-29

(NOTARY'S SEAL)