Karen Johnson
Batch # 1379079
02/11/2026 10:10:19 AM
Fees: $13.00 Taxes: $1,998.00

Davidson County
DEEDWARR
2 pgs

20260211-0010585

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$540,000.00** (Five Hundred Forty Thousand).

AFFIANT

Subscribed to and sworn before me this 9th day of February, 2026.

NOTARY PUBLIC MY COMMISSION EXPIRES:

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 07/03/2028 DAVIDSON COUNTY (NOTARY SEAL)

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:
GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Kyle Detwieler and Donna Regine Detwieler 5904 S. New Hope Road Hermitage, TN 37076	**Rocket Mortgage** **1050 Woodward Avenue** **Detroit, MI 48226**	098-05-0-006.00

WARRANTY DEED

FOR AND IN 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, **GREGORY ELLSWORTH PINE AND TRACY LEE PINE, HUSBAND AND WIFE,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **KYLE DETWIELER AND DONNA REGINE DETWIELER, HUSBAND AND WIFE,** HEREINAFTER CALLED THE **GRANTEE(S),** 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. 116, on the Plane of Lake Park, Section 3, of record in Book 4660, Page 90, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Gregory E. Pine and Lynda A. Kennedy-Pine, husband and wife by Warranty Deed from Robert B. Green and Shelean Newman-Green, married of record in Instrument No. 20070615-0071831 Register's Office for Davidson County, Tennessee, dated June 14, 2007 and recorded on June 15, 2007.

Being the same property conveyed to Gregory Ellsworth Pine by Quitclaim Deed from Lynda Ann Kennedy-Pine of record in Instrument No. 20120113-0003537 Register's Office for Davidson County, Tennessee, dated December 28, 2011 and recorded on January 13, 2012.

Being the same property conveyed to Gregory Ellsworth Pine and Tracy Lee Pine, husband and wife by Quitclaim Deed from Gregory Ellsworth Pine of record in Instrument No. 20240912-0070378 Register's Office for Davidson County, Tennessee, dated September 11, 2024 and recorded on September 12, 2024.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **5904 S. NEW HOPE ROAD** **HERMITAGE, TN 37076**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, this 9th day of February 2026

Gregory Ellsworth Pine

Tracy Lee Pine

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 9th day of February 2026, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Gregory Ellsworth Pine and Tracy Lee Pine,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 9th day of February 2026.

Notary Public

Commission Expires: _____

JEFFREY M. GRISSIM
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
07/03/2028
DAVIDSON COUNTY