Karen Johnson Davidson County
Batch# 1389396 DEEDWARR
03/06/2026 01:10:30 PM 4 pgs
Fees: $23.00 Taxes: $1,924.00
20260306-0018203

This instrument prepared by: Joan M. Brady, Attorney
449 Taft Avenue
Glen Ellyn, Illinois 60137

WARRANTY DEED

THIS INDENTURE, made this 13 day of February , A.D., 2026 , by and between

Justin Juenemann and Carley Ney Juenemann, husband and wife

First Parties, and

Kathleen Elizabeth Herrera and Ivan Herrera, wife and husband,

Second Parties,

WITNESSETH: That said First Parties, for and in consideration of the sum of ---------One and NO/100----------Dollars ($1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Section One (Revised) Caldwell Hall of record in Plat Book 2900, Page(s) 57 through 59, inclusive, 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 Justin Juenemann and Carley Ney Juenemann, husband and wife by Deed dated October 19, 2022 from Shaun Combs and Patricia Combs, husband and wife, recorded October 19, 2022, in Instrument Number 20221019-0114197, in the Official Records of Davidson County, Tennessee.

OWNER:
Kathleen Elizabeth Herrera and Ivan Herrera
4815 Milner Drive
Nashville TN 37211

RESPONSIBLE TAXPAYER:
Kathleen Elizabeth Herrera and Ivan Herrera
4815 Milner Drive
Nashville TN 37211

CLT # 14706009900 (Map and Parcel)

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

× _____
Justin Juenemann

× Carley Ney Juenemann
Carley Ney Juenemann

✓STATE OF Texas

✓COUNTY OF Collin

Personally appeared before me, Justin Juenemann, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13 day of February, 20 26.
(seal)

_____
Notary Public

SAMANTHA MOREHEAD
My Notary ID # 125831251
Expires May 17, 2027

My Commission Expires:✓ May 17, 2027

✓STATE OF Texas

✓COUNTY OF Collin

Personally appeared before me, Carley Ney Juenemann, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13 day of February, 20 26.
(seal)

_____
Notary Public

SAMANTHA MOREHEAD
My Notary ID # 125831251
Expires May 17, 2027

My Commission Expires:✓ May 17, 2027

MR-BR-8677539

OATH OF CONSIDERATION

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transaction is $520,000.00.

Affiant

STATE OF Tennessee, COUNTY OF Williamson

Subscribed and sworn before me this the 6th day of March, 2026.

Signature of Notary Public

Notary Seal

Printed Name of Notary

3/28/28

Commission Expiration

WILLIAMSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
KAYLA TABOR

Certificate of Authenticity

I, J. Trent Lehman, 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 2/13/26.

Date

Affiant Signature

3/6/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 6 day of March, 2026.

Notary's Signature

My Commission Expires: 3/29/29

Date

Notary's Seal (if on paper)

