Karen Johnson Davidson County
Batch# 1414064 DEEDWARR
05/01/2026 10:37:30 AM 3 pgs
Fees: $18.00 Taxes: $888.00
20260501-0038826

This Instrument Prepared By:
PARAMOUNT MURFREESBORO TITLE & ESCROW
303 N. Walnut St.
Murfreesboro, Tennessee 37130
615-928-2880

ADDRESS NEW OWNER
Daniel Picken, Austin Morenzoni
And Janet Larkin
246 Bonnalynn Drive
Hermitage, TN 37076

SEND TAX BILLS TO
Mortgagee

MORTGAGEE
CMG Mortgage, Inc. dba CMG Home Loans
3160 Crow Canyon Rd., Suite 400
San Ramon, CA 94583

MAP/PARCEL:
075 09 0 129.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES," and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **LARRY REESE and wife, BRENDA JOYCE REESE,** hereinafter called the "GRANTORS," have bargained and sold, and by these presents, do transfer and convey unto **DANIEL PICKEN, an unmarried man with a 50% undivided interest, JANET LARKIN, an unmarried woman with a 25% undivided interest, and AUSTIN MORENZONI, an unmarried man with a 25% undivided interest, all as tenants in common,** hereinafter called the "GRANTEES," their heirs and assigns, a certain tract or parcel of land located in the 4th Civil District of Davidson County, Tennessee, being described as follows, to-wit:

Being all of Lot No. 221, Section Two (Revised), HERMITAGE HILLS, according to plat and survey of same appearing of record in Book 2900, page 112, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Larry Reese and wife, Brenda Joyce Reese, by Special Warranty Deed dated June 26, 2015, of record in Instrument Number 20150626-0061857, Register's Office of Davison County, Tennessee.

The captioned property is subject to matters on plat of record in Book 2900, page 12, Register's Office of Davidson County, Tennessee.

The captioned property is further subject to restrictive covenants, easements and setback lines that are applicable to the above-described property and of record; and to all zoning and subdivision restrictions of the appropriate governmental body.

This is improved property known as 246 Bonnalynn Drive, Hermitage, Tennessee 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 GRANTEES, their heirs and assigns, forever, and, GRANTORS do covenant with the said GRANTEES that they 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, GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 OUR HANDS, this 30th day of April, 2026.

LARRY REESE

BRENDA JOYCE REESE

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

PERSONALLY APPEARED before me, the undersigned authority, a Notary Public in and for said County and State, **LARRY REESE and BRENDA JOYCE REESE,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument (Warranty Deed) for the purposes therein contained.

WITNESS MY HAND and official seal at office on the 30th Day of April, 2026.

TARA STONE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

Notary Public
My Commission Expires: 01-22-2030

STATE OF TENNESSEE
COUNTY OF RUTHERFORD)

The actual value or consideration, whichever is greater, for this transfer is **$240,000.00.**

AFFIANT

Subscribed and sworn to before me on this 30th day of April, 2026.

TARA STONE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

Notary Public
My Commission Expires: 01-22-2030

Certificate of Authenticity

I, Tara Stone, 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 April 30, 2026.

Date

Affiant Signature

April 30, 2026

Date

State of TENNESSEE

County of RUTHERFORD

Sworn to and subscribed before me this 30th day of April, 2026.

Notary's Signature

My Commission Expires: 08-19-2029

Date

Notary's Seal (if on paper)

ELIZABETH SALISBURY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY