Karen Johnson Davidson County
Batch# 1419248 DEEDWARR
05/12/2026 09:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20260512-0042541

WARRANTY DEED

TAYLOR JANDRO STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 01/24/2028 DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF MAY, 2026.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
100 Bluegrass Commons Blvd, Ste 110, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Aaron Keller and Emily K. Wooton	NEW OWNER	034-09-0-142.00
(NAME)	(NAME)	
102 Monticello Avenue		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we Katie M. Sokol, now known as, Katie Bergeron and Jacob Bergeron, wife and husband, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Aaron Keller and Emily K. Wooten, husband and wife, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Certain real property situated in Davidson County, Tennessee, and described as follows, to wit:

Being Lot No. 6, on the plan of Gateway Subdivision, Section 2 which plat is of record in Book 3300, Page 81, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to Katie M. Sokol and Seth D. Rentfrow, wife and husband by Warranty Deed from Carlton Calcote, dated 02/28/2018, of record in Instrument No. 20180302-0019861, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Katie M. Sokol, a single woman by Quitclaim Deed from Seth D. Rentfrow, a single man, dated 05/15/2020, of record in Instrument No. 20200522-0053324, Register's Office for Davidson County, Tennessee.

Katie M. Sokol being one and the same person as Katie Bergeron, now a married woman.

Jason Bergeron hereby signs to convey any interest he may have, martial or otherwise, as the spouse of Katie Bergeron.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 102 Monticello Avenue, Goodlettsville, TN 37072

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 8th day of May, 2026.

Katie Bergeron

Jacob Bergeron

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Katie Bergeron and Jacob Bergeron, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 8th day of May, 2026.

Notary Public: Lori Buie
My Commission Expires: 6/29/27

LORI BUIE
STATE OF TENNESSEE
NOTARY PUBLIC
GRAINGER COUNTY

RETURN TO:
Stewart Title Company
100 Bluegrass Commons Blvd, Ste 110
Hendersonville, TN 37075

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Grover Collins, 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 May 8, 2026

Affiant Signature

May 8, 2026

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 8 day of May, 2026.

Notary Public

Notary's Seal:

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY