Karen Johnson Davidson County
Batch# 1428234 DEEDWARR
06/05/2026 11:25:30 AM 3 pgs
Fees: $18.00 Taxes: $1,813.00
20260605-0050907

This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road
Suite #130
Hendersonville, TN 37075
File Number: 9-8991-AP

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $490,000.00.

Affiant

Subscribed and sworn to before me, this the 28th day of May, 2026.

Notary Public
My Commission Expires: _____

DELANA R. STEVENS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2029

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Wendy Greenberg Rian Greenberg 1445 Stoner Ridge Hermitage, TN 37076	New Owner	075-11-0A-086-00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Ronald J. Ronquillo and Kristina Ronquillo, husband and wife** (individually and/or collectively, "Grantor"), transfer and convey unto **Wendy Greenberg and Rian Greenberg, wife and husband** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 81, Phase Three, Heritage Meadows, according to survey and plat of same appearing of record in 9700, page 984, in the Register's Office for 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 Ronald J. Ronquillo and Kristina Ronquillo, husband and wife by Warranty Deed from Joyce Anne McKenney Black, a single woman, dated July 14, 2015, recorded July 21, 2015, of record in Instrument No. 20150721-0071217, Register's Office for Davidson County, Tennessee.

This is improved property located at: **1445 Stoner Ridge, Hermitage, TN 37076**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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, 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of May, 2026.

GRANTOR:

Ronald J Ronquillo
Signed with Stavvy
Ronald J. Ronquillo

Kristina Ronquillo
Signed with Stavvy
Kristina Ronquillo

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, an Electronic Notary Public of the State and County aforesaid, personally appeared, via audio and video communication, Ronald J. Ronquillo and Kristina Ronquillo, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 28th day of May, 2026.

Jim Myers
Signed with Stavvy
Notary Public
My Commission expires: 11/ 8/2028

JIM MYERS
State of Tennessee Notary Public
County of Davidson
My Commission Expires November 8, 2028
Online Notary Public - Notarized remotely via audio/video communication using Stavvy

Tennessee Certification of Electronic Document

I, Justin Foster 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 5-28-26 (date of document).

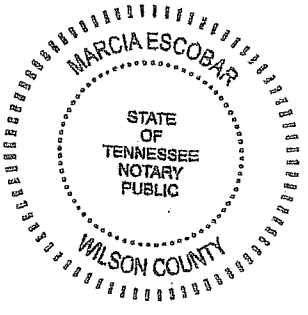
Affiant Signature

5.28.26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 28 of May, 26.

(SEAL)



Marcia Escobar
Notary's Signature
My Commission Expires: 10.25.2027