Karen Johnson Davidson County
Batch# 1440616 DEEDWARR
06/30/2026 01:35:30 PM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20260630-0059112

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of June, 2026.

ROBERT CONNOR WHITAKER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DICKSON MY COMMISSION EXPIRES NOVEMBER 27, 2027

Notary Public
MY COMMISSION EXPIRES:
File No. G26-25984

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Matthew Wendland and Taylor Mackenzie Ivey (NAME) 125 Brockhampton Court (STREET ADDRESS) Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	United Wholesale Mortgage, LLC (NAME) 585 South Blvd E (STREET ADDRESS) Pontiac, MI 48341 (CITY) (STATE) (ZIP)	026-06-0-030.00

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 HEREBYACKNOWLEDGED, WE, **Albert L. Vega-Luna and wife, Karen Vega-Luna**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Matthew Wendland, an unmarried man, and Taylor Mackenzie Ivey, an unmarried woman, as tenants in common with rights of survivorship**, HEREINAFTER CALLED THE GRANTEES, 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. 126 the Plan of the Resubdivision of Windsor Green, Phase I, Section 1, Lots 126 & 127, as of record in Plat Book 6050, Page 158, 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 Albert L. Vega-Luna and wife, Karen Vega-Luna by Quitclaim Deed dated December 15, 2020 from Albert L. Vega-Luna and wife, Karen Vega-Luna erroneously of record as Karren Vega-Luma, recorded December 22, 2020, in Instrument Number 20201222-0152348, in the Register's Office of Davidson County, Tennessee. See also previous deed of record in Instrument 20120221-0014579, dated February 17, 2012, Register's Office for said County.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2025 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 125 Brockhampton Ct., Goodlettsville, TN 37072.

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 we do covenant with the said GRANTEES 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 GRANTEES, 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 my/our hand(s) this 25th day of June, 2026.

Albert L. Vega-Luna

Karen Vega-Luna

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of June, 2026, before me personally appeared Albert L Vega-Luna and Karen Vega-Luna, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 25th day of June, 2026.

ROBERT CORNER WHITAKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMMISSION EXPIRES NOVEMBER 27, 2027

Notary Signature
My commission expires:

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.MATTHEWS.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 6/25/2026 (date of document).

Affiant Signature

6/25/2026

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me by Trudy Milliken on this 25th day of June, 2026.

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 1/30/29