Karen Johnson Davidson County
Batch# 1443100 DEEDWARR
07/07/2026 04:09:30 PM 3 pgs
Fees: $18.00 Taxes: $2,257.00
20260707-0061312

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$610,000.00**

Subscribed and sworn to before me this 21st day of July, 2026.

Ryan Beane
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

Notary Public **Affiant**

My Commission Expires: 10/4/2027

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Joseph Lentner & Khrysthale Amaya **7416 Bidwell Road** **Joelton, TN 37080**	**Same as New Owner**	**014-00-0-160.00**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **Dustin S. Langworthy and Heather Langworthy, husband and wife**, the Grantor(s) has this day bargained and sold, and does hereby transfer and convey unto the said **Joseph Lentner and Khrysthale Amaya,** Husband & Wife, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 3, as shown on the map entitled Sugar Ridge, Section "A", of record in Plat Book 5200, Page 599, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to DUSTIN S. LANGWORTHY, UNMARRIED, by Warranty Deed from SUSAN D. MCCOY, MARRIED, of record in Instrument No. 20160128-0008303, dated Janaury 21, 2016, Register's Office for Davidson County, Tennessee.

This is ( ) unimproved (X) improved property known as: 7416 Bidwell Road, Joelton, TN 37080

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), their successors, heirs and assigns forever I covenant that I am

lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind myself, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), their successors, heirs and assigns, against the lawful claims of all persons.

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 hand this 1st day of July, 2026.

Dustin S. Langworthy

Heather Langworthy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **Mary Birthright,** a Notary Public in and for said County and State, **Dustin S. Langworthy and Heather Langworthy,** the within named Bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this the 1st day of July, 2026.

NOTARY PUBLIC
My Commission Expires: _____

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

Tennessee Certification of Electronic Document

I, Ryan Beane, 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 7/1/2026 (date of document).

Affiant Signature

7/7/2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 7th day of July, 2026.

Notary's Signature

My Commission Expires

MY COMMISSION EXPIRES: July 6, 2027

NOTARY'S SEAL

APRIL G NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY