Karen Johnson Davidson County
Batch# 1445400 DEEDWARR
07/13/2026 11:22:30 AM 3 pgs
Fees: $18.00 Taxes: $1,887.00
20260713-0062895

This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-9437-AJ

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration or value, whichever is greater, for this transfer is $510,000.00.

Affiant

Subscribed and sworn to before me, this the 10th day of July, 2026.

CHAD SERRATE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires Nov. 17, 2029

Notary Public
My Commission Expires: 11/17/2029

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Kelly Bombardiere 3729 Hoggett Ford Road Hermitage, TN 37076	Rocket Mortgage, LLC 1050 Woodward Avenue Detroit, MI 48226	086 13 0A 009.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Hannah Kroeger and Kurt Kroeger, wife and husband** (individually and/or collectively, "Grantor"), transfer and convey unto **Kelly Bombardiere, a married woman** (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 Lot No. 9 on the CORRECTED FINAL SUBDIVISION PLAT MAGNOLIA FARMS, PHASE 1, SECTION 1, of record in Instrument No. 20181115-0112560, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Kurt Kroeger, an unmarried man and Hannah Cochran, an unmarried woman, as tenants in common with rights of survivorship, by Warranty Deed from Beazer Homes, LLC, a Delaware limited liability company, of record in Instrument No. 20191223-0132252, in the Register's Office of Davidson County, Tennessee, dated December 20, 2019, and recorded on December 23, 2019. Hannah Cochran has since married and is now known as Hannah Kroeger.

This is improved property located at: **3729 Hoggett Ford Road, 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 10th day of July, 2026.

GRANTOR:

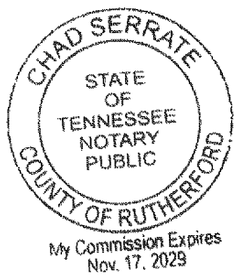
Hannah Kroeger

Kurt Kroeger

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Hannah Kroeger and Kurt Kroeger, 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 he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 10th day of July, 2026.



Notary Public
My Commission expires: 11/17/2029

Tennessee Certification of Electronic Document

I, Emma Howard, 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 7/10/2026 (date of document).

Emma Howard
Affiant Signature

7/10/2026
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 10 day of July, 2026.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Kellie L Parsons
Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL