Karen Johnson Davidson County
Batch# 1462404 DEEDWARR
08/20/2026 01:12:30 PM 3 pgs
Fees: $18.00 Taxes: $4,255.00
20260820-0077692

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Rutherford THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,150,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of August, 2026 Notary Public MY COMMISSION EXPIRES: 10/21/28 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Barry Ambuehl and Griselda Ambuehl	Iserve Residential Lending, LLC Dba Connection Home Lending	54-14-7
(NAME) 305 Louviers Lane	(NAME) 1602 West Northfield Blvd., Suite 1	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20261107

For and 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 hereby acknowledged, I/we, **Richard J. Trest and Deborah D. Trest, husband and wife** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Barry Ambuehl and Griselda Ambuehl, husband and wife**, 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. :

Certain real property situate in the 4th Civil District of Davidson County, Tennessee, and described as follows:

Being Lot No. 64 on the Plan of Section Two, Brandywine Farms, of record in Plat Book 3700, page 28, 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 Richard J. Trest and Deborah D. Trest, husband and wife, by Warranty Deed from Steven Hanson and Paulette Hanson, husband and wife, dated 10/09/2020 and filed of record in Inst. No. 20201016-0120394, Register's Office for Davidson County, Tennessee.

See the Limited Power of Attorney for Richard J. Trest appearing of record in Instrument No. -202608200077691———, Register's Office of Davidson County, Tennessee.

Unimproved ☐

This is Improved ☑ property, known as 305 Louviers Lane, Old Hickory, TN 37138
(House No.) (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 GRANTEES, their heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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 myself, my 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. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 14 day of August, 2026.

Richard J. Trest By Deborah D. Trest as attorney in fact
Richard J. Trest By Deborah D. Trest as Attorney in Fact

Deborah D. Trest
Deborah D. Trest

STATE OF Tennessee
County OF Sumner

Personally appeared before me, the undersigned authority, a notary public in and for said county and state, the within named **Deborah D. Trest,** the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who, upon oath, acknowledged that she executed the within instrument as the free act and deed of the said **Richard J. Trest,** the within named bargainor, for the purposes therein contained by virtue of a Limited Power of Attorney duly executed by the said Richard J. Trest.

Witness my hand, ~~at office~~, this 14th of August, 2026.

Notary Public
My Commission Expires: 3/21/26

M TODD CATHEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF Tennessee
County OF Sumner

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Deborah D. Trest, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th of August, 2026.

Notary Public
My Commission Expires: 3/21/26

M TODD CATHEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Record and Return To:
Watauga Title & Escrow Co. LLC
230 Glenis Dr. #304
Murfreesboro, TN 37129

Electronic Document Certification

I, **Susan G. Cox**, 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 August 14, 2026.

Susan G. Cox

Susan G. Cox

Date: 08-14-2026

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

SWORN to and subscribed before me,
this the 14th day of August, 2026.

Dawn Adcock
NOTARY PUBLIC

My commission expires: 2/18/2029

DAWN ADCOCK STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, a notary public in and for this county and state, **Susan G. Cox,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

WITNESS MY HAND AND OFFICIAL SEAL, this the 14th day of August, 2026.

Dawn Adcock
NOTARY PUBLIC

My commission expires: 2/18/2029

DAWN ADCOCK STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

File No. 26078411