# WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 155895 **DEEDWARR**
11/01/2018 03:41:12 PM 2 pgs
Fees: $13.00 Taxes: $869.50

20181101-0108481

M-KW-18-1452

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF OCTOBER, 2018.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

HENRY MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-06-2022

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Omer Meho and Jennifer Garcia** | **New Owner** | |
| (NAME) **1452 Autumn Knoll** | (NAME) | **086-08-0-022.00-CO** |
| (ADDRESS) **Hermitage, TN 37076** | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **TRISHA DIANE KASCHALK, UNMARRIED, AND DALE MICHAEL ROBBINS,JR. AND SPOUSE, CHRISTOPHER HOLIFIELD,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **OMER MEHO AND JENNIFER GARCIA, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 129 on the Plan of Jackson's Retreat, Phase III of record in Plat Book 5200, Page (s) 517 and 518, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Trisha Diane Kaschalk, unmarried and Dale Michael Robbins, Jr., unmarried as tenants in common with right of survivorship by Warranty deed from John Davis Buckner and wife, Karen Basse Buckner of record in Instrument No. 20161102-0116010 Register's Office for Davidson County, Tennessee, dated October 28, 2016 and recorded on November 02, 2016. Dale Michael Robbins, Jr. having since married. Christopher Holifield joins in this instrument to convey any marital interest he may have in said property.

This conveyance is subject to:
• Subject to all matters shown on the Plan of record in Plat Book 5200, Page (s) 517 and 518, Register's Office for Davidson County, Tennessee.
• Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 5741, Page 360 as amended in Book 6428, Page 679 and Book 6056, Page 672, Register's Office for Davidson County, Tennessee.
• By-Laws of record in Book 5745, Page 294, in the Register's Office for Davidson County, Tennessee.
• Charter for Jacksons Retreat HOA of record in Book 5745, Page 283, in the Register's Office for Davidson County, Tennessee.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1452 Autumn Knoll, Hermitage, Tennessee 37076**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 the 29th DAY OF OCTOBER, 2018.

Trisha Diane Kaschalk

Dale Michael Robbins,, Jr.

Christopher Holifield

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TRISHA DIANE KASCHALK, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of October, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

HENRY MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DALE MICHAEL ROBBINS,, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of October, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

HENRY MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRISTOPHER HOLIFIELD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of October, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

HENRY MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212