Karen Johnson Davidson County
Batch# 485010 DEEDWARR
09/29/2020 09:35:30 AM 2 pgs
Fees: $13.00 Taxes: $675.25
20200929-0111813

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Guy Bitton
Orna Bitton-Palmon
914 Grape Avenue
Sunnyvale, CA 94087

SEND TAX BILL TO:
NEW OWNER

MAP/PARCEL 075-11-0-239.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jason M. Abernathy, married, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Guy Bitton and Orna Bitton-Palmon, husband and wife, hereafter called the GRANTEES,** their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 60-B on the Plan of Rachel's Square Section Two, Zone Lot Division of record in Plat Book 6250, Page 541, 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 Jason M. Abernathy, an unmarried man by Warranty deed from Kyle Jarrett, married man of record in Instrument No. 20160504-0044198 Register's Office for Davidson County, Tennessee, dated April 29, 2016 and recorded on May 04, 2016.

Laura Abernathy, the spouse of Jason M. Abernathy, joins in this conveyance to convey any and all right, title, or interest she may have in the above described property by virtue of being the spouse of Jason M. Abernathy.

This is improved property known as: **808 Rachels View, Hermitage, Tennessee 37076**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their 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.

Possession to be given 25th day of September, 2020.

WITNESS MY HAND on this the 23rd day of September, 2020

Jason M. Abernathy

Laura Abernathy

STATE OF TENNESSEE
COUNTY OF Wilson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Jason M. Abernathy and Laura Abernathy,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 23rd day of September, 2020.

NOTARY PUBLIC

CHERYL A. DILLON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 12-13-2022

STATE OF TENNESSEE
COUNTY OF Wilson

The actual value or consideration, whichever is greater, for this transfer is $182,500.00.

AFFIANT

Subscribed and sworn to before me this the ___ day of September, 2020.

NOTARY PUBLIC

SANDRA L. MITSOS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 06-25-2024

My Commission Expires: _____

File No: 200849