Karen Johnson Davidson County
Batch# 729409 DEEDWARR
10/04/2021 12:54:30 PM 3 pgs
Fees: $18.00 Taxes: $1,502.20
20211004-0133201

ELIZA WHITFIELD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES MAY 5, 2025 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF ~~WILLIAMSON~~ Davidson** The actual consideration or value, whichever is greater, for this transfer is $406,000.00. Carmen Coats Affiant Subscribed and sworn to before me, this 28th day of September, 2021. Eliza Whitfield Notary Public My commission expires: 5-5-2025

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jennifer P. Studdard	Cardinal Financial Company New Owner	**064-11-0A-046.00CO**
709 North Chestnut Court	3701 Arco Corporate Drive Suite 200	
Hermitage, TN 37076	Charlotte, NC 28273	

FOR AND IN 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, WE,

Gabriel A. Latorre and Yor M. Alvarez, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jennifer P. Studdard, a single woman

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:

Land in Davidson County, Tennessee, being Lot No. 46 on the Plan of Caleb Chase, A Planned Unit Development of record in Plat Book 6250, Pages 821 and 822, 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 Pandora Duffer, by Warranty Deed, from Crystal Gale Stoklasa, dated December 28, 2012, of record in Instrument No. 20130110-0003420, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Gabriel A. Latorre, married man, by Warranty Deed, from Pandora Duffer Wood and Michael Wood, wife and husband, dated June 4th, 2021, of record in Instrument No. 20210608-0076641, Register's Office for Davidson County, Tennessee. Said property being further conveyed to Gabriel A. Latorre and Yor M. Alvarez, husband and wife, by Quitclaim Deed from Gabriel A. Latorre, married man, dated June 4th, 2021, of record in Instrument No. 20210608-0076643, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
This Property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of record in Plat Book 6250, Pages 821 and 822, Register's Office for Davidson, Tennessee.
Restrictive covenants contained in an instrument of record in Book 6777, Page 453, amended in Book 6783, Page 805, Book 7189, Page 553 and Instrument No. 20100603-0043191, Register's Office for Davidson County, Tennessee.
By Laws of record in Book 7189, Page 581, Register's Office for Davidson County, Tennessee.
Storm Water Detention Agreement of record in Book 6548, Page 557, in the Register's Office for Davidson County, Tennessee.
Quitclaim Deed of common areas to Homeowners Association of record in Book 7242, Page 554, in the Register's

Office for Davidson County, Tennessee.
Charter for Homeowners Association of record in Book 6927, Page 370 and Book 8109, Page 791, in the Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in DCCR's/Master Deed.
Subject to HOA dues- if any.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 709 North Chestnut Court, Hermitage, TN 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 GRANTEES 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 GRANTEES, 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 28th day of September, 2021.

Gabriel A. Latorre

Yor M. Alvarez

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Gabriel A. Latorre and Yor M. Alvarez,** with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of September, 2021.

Notary Signature
My commission expires:

RUSSELL J. MCCANN
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
06/14/25
COUNTY OF WILLIAMSON

File #: 21-731
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 10/01/2021 (date of document).

Affiant Signature

10/01/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 1st day of October, 2021.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
NOTARY SEAL
MY COMM. EXPIRES MAY 5, 2025

MY COMMISSION EXPIRES: 5-5-2025