

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $390,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 19th day of October, 2021.

NOTARY PUBLIC

My commission expires: 3.8.25

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Jorge Cardona and Christie Fabel	SAME AS NEW OWNER	075-11-0A-030.00-CO
(NAME)	(NAME)	
4212 Rachel Donelson Pass		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		

Karen Johnson Davidson County
Batch# 744418 DEEDWARR
10/26/2021 03:18:30 PM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20211026-0143915

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Sarah Rosemarie Gatti, an unmarried woman,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Jorge Cardona , an unmarried man and Christie Fabel, an unmarried woman, as tenants in common with rights of survivorship**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of First Revision, Phase one, Heritage Meadows of record in Plat Book 9700, Page 167, 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 Alexandra Long F/K/A Alexandra Long Eads, Single Woman by Warranty deed record in Instrument No. 20190530-0051431 Register's Office for Davidson County, Tennessee, dated May 20, 2019 and recorded on May 30, 2019.

Being the same property conveyed to Sarah Rosemarie Gatti, an unmarried woman by Warranty deed from Alexandra Long Eads, a single woman of record in Instrument No. 2021207-0141479 Register's Office for Davidson County, Tennessee, dated November 20, 2020 and recorded on December 7, 2020.

This property is __unimproved _X_improved property known as: 4212 Rachel Donelson Pass, Hermitage, TN 37076.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown

of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 19th day of October, 2021.

Sarah Rosemarie Gatti

STATE OF TENNESSEE
COUNTY OF WILSON

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

Witness my hand and official seal, this the 19th day of October, 2021.

Notary Public
My Commission Expires:

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires December 12, 2022
WILSON COUNTY

$3.00 E-RECORDING PAGE FEE

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour do hereby make oath that I am a licensed attorney and/or 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 10.19.2021.

Tracey Trumphour
Affiant
Date: 10.19.2021

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 19 day of October, 2021

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY