Karen Johnson Davidson County
Batch# 810917 DEEDWARR
02/24/2022 10:29:30 AM 6 pgs
Fees: $33.00 Taxes: $1,246.90
20220224-0020996

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $337,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JANUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 7.16.2024

(AFFIX SEAL)

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Christian Andrew Cerrito	Highlands Residential Mortgage, Ltd	
(NAME)	(NAME)	
542 Griffin Circle	950 W Bethany Dr, Ste 800	064 16 0E 062.00 CO
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Allen, TX 75013	
(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 considerations, the receipt of which is hereby acknowledged, **we James N. Finley, Jr, Co-Trustee, Kenneth H. Finley, Co-Trusee and Joshua Ross Finley, Beneficiary of the Patricia H. Finley Family Revocable Trust dated September 16, 2021**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Christian Andrew Cerrito, a single man**, hereinafter called the GRANTEE(S), his assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Unit No. 62, in Building 17, as shown on the Site Layout, Exhibit Plat for the Townhomes of Truxton Village, attached as Exhibit A-1, to the Declaration of Covenants, Conditions and Restrictions filed for record in Instrument No: 200610250132473, and amended in Instrument No. 200611060137656, and as amended in Instrument No. 20071105013490, Register's Office for said county, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Patricia H. Finley Family Revocable Trust, dated September 16, 2021 by Quit Claim Deed from Patricia H. Finley, dated 09/16/2021 and recorded 09/22/2021, of record in Instrument 202109220127699, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James N. Finley, Jr and Kenneth H. Finley, as Co-Trustees of Patricia H. Finley Family Revocable Trust, dated September 16,2021 by scriveners affidavit dated 1/25/2022 and recorded 2/4/2022, of record in Instrument 20220204-0013445, Register's Office for Davidson County, Tennessee.

The said Patricia H. Finley died on 11/17/2021 leaving James N. Finley, Jr., Kenneth H. Finley and Joshua Ross Finley as sole surviving heirs.

File No.: 1539520
Warranty Deed TN

Covenants, conditions, easements and restrictions recorded in Instrument 200610250132473, and amended in Instrument 200611060137656, and amended in Instrument 200711050130490, Register's Office for Davidson County, Tennessee. Easement including terms and conditions thereof as recorded in Book 4910, Page 838, Register's Office for Davidson County, Tennessee. Agreement for Detection Easement including terms and conditions thereof as recorded in Instrument 200012080121300, Register's Office for Davidson County, Tennessee. Stormwater Detection Easement including terms and conditions thereof as recorded in Instrument 200512300156496, Register's Office for Davidson County, Tennessee. Grant of Easement including terms and conditions thereof as recorded in Instrument 201511300120249, Register's Office for Davidson County, Tennessee. Quitclaim Deed to the Townhomes of Truxton Village Homeowners Association, Inc of record in Instrument 200611060137657, Register's Office for Davidson County, Tennessee. Charter of Townhomes of Truxton Village Homeowners Association, Inc of record in Instrument 200610260133179, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 542 Griffin Circle, Hermitage, TN 37076

(House Number) (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 GRANTEE(S), his/her/their 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), his/her/their 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.

Patricia H. Finley Family Revocable Trust dated September 16, 2021

By: _____

James N. Finley, Jr Co Trustee

File No.: 1539520
Warranty Deed TN

Effective the 28th day of January, 2022.

State of TN
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James N. Finley, Jr. with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who proved himself to be the Co-Trustee of Patricia H. Finley Family Revocable Trust dated September 16, 2021, the bargainor, and who, being authorized to do so, acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand and Official seal this 28th day of January, 2022.

Notary Public:
My Commission Expires: 3.8.2025

TRACEY TRUMP HOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

File No.: 1539520
Warranty Deed TN

Covenants, conditions, easements and restrictions recorded in Instrument 200610250132473, and amended in Instrument 200611060137656, and amended in Instrument 200711050130490, Register's Office for Davidson County, Tennessee. Easement including terms and conditions thereof as recorded in Book 4910, Page 838, Register's Office for Davidson County, Tennessee. Agreement for Detection Easement including terms and conditions thereof as recorded in Instrument 200012080121300, Register's Office for Davidson County, Tennessee. Stormwater Detection Easement including terms and conditions thereof as recorded in Instrument 200512300156496, Register's Office for Davidson County, Tennessee. Grant of Easement including terms and conditions thereof as recorded in Instrument 201511300120249, Register's Office for Davidson County, Tennessee. Quitclaim Deed to the Townhomes of Truxton Village Homeowners Association, Inc of record in Instrument 200611060137657, Register's Office for Davidson County, Tennessee. Charter of Townhomes of Truxton Village Homeowners Association, Inc of record in Instrument 200610260133179, Register's Office for Davidson County, Tennessee.

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unimproved ☐

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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), his/her/their 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), his/her/their 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.

Effective the 28th day of January, 2022.

Patricia H. Finley Family Revocable Trust
dated September 16, 2021

By: Kenneth H. Finley, co-trustee
Kenneth H. Finley, Co-Trustee

State of South Carolina
County of Spartanburg

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kenneth H. Finely with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who proved himself to be the Co-Trustee of Patricia H. Finley Family Revocable Trust dated September 16, 2021, the bargainor, and who, being authorized to do so, acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand and Official seal this 27th day of January, 2022.

Tanya M. Smith
Notary Public:
My Commission Expires: 04-27-2022

TANYA M. SMITH NOTARY PUBLIC STATE OF SOUTH CAROLINA MY COMMISSION EXPIRES 04/27/2026

File No.: 1539520
Warranty Deed TN

Covenants, conditions, easements and restrictions recorded in Instrument 200610250132473, and amended in Instrument 200611060137656, and amended in Instrument 200711050130490, Register's Office for Davidson County, Tennessee. Easement including terms and conditions thereof as recorded in Book 4910, Page 838, Register's Office for Davidson County, Tennessee. Agreement for Detection Easement including terms and conditions thereof as recorded in Instrument 200012080121300, Register's Office for Davidson County, Tennessee. Stormwater Detection Easement including terms and conditions thereof as recorded in Instrument 200512300156496, Register's Office for Davidson County, Tennessee. Grant of Easement including terms and conditions thereof as recorded in Instrument 201511300120249, Register's Office for Davidson County, Tennessee. Quitclaim Deed to the Townhomes of Truxton Village Homeowners Association, Inc of record in Instrument 200611060137657, Register's Office for Davidson County, Tennessee. Charter of Townhomes of Truxton Village Homeowners Association, Inc of record in Instrument 200610260133179, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 542 Griffin Circle, Hermitage, TN 37076

(House Number) (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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 28th day of January, 2022.

Patricia H. Finley Family Revocable Trust
dated September 16, 2021

By: _____
Joshua Ross Finley, Beneficiary

State of California
County of San Diego

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joshua Ross Finley , beneficiary of the Patricia H. Finley Family Revocable Trust dated September 16, 2021, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 27 day of January, 2022.

_____
Notary Public:
My Commission Expires: 02/12/2022

NRO1 CRAIG NEWMAN COMM. #2228920 Notary Public - California San Diego County My Comm. Expires Feb. 12, 2022 NRO1

File No.: 1539520
Warranty Deed TN

$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 1-28-2022.

Tracey Trumphour
Affiant
Date: 1-28-22

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 28 day of January, 2022

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

202202240020996