WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,902.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th day of March, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KATELYNNE C. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES OCT 2, 2023

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co
120 Anderson Lane, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Dayton Sanders Bobbitt and Laura James Bobbitt	New Owner	097 02 0A 647.00-CO
(NAME)	(NAME)	
2916 Treloar Way		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20220551

For and 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, I/we, **Giordan Roxas Ramos and Sara Michelle Bowen, husband and wife**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Dayton Sanders Bobbitt and Laura James Bobbitt, husband and wife**, 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:

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 647 on the Final Plat of Villages of Riverwood, Section One, Phase 5B, of record in Instrument 20161215-0131509, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Giordan Roxas Ramos and Sara Michelle Bowen, husband and wife, by Warranty Deed from Anna C. Burr, a single woman, dated May 31, 2019 and filed of record in Instrument 20190605-0053877, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:

This conveyance is made subject to Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions, and Restrictions for and the By-Laws appended thereto, of record in Instrument 20080408-00355557, as supplemented in Instrument 20170621-0062256, as amended in Instrument 20170906-0091483, Register's Office for said County; Rights of others in and to common areas and/or elements, Inspection and Maintenance Agreement for Private Stormwater Management Facilities, of record in Instrument 20070713-0083651, Register's Office aforesaid, Subject to a Declaration of Easement appearing of record in Instrument 20081209-0118828, Register's Office for said County; Subject to a Grant of Easement to Comcast of Nashville I, LLC appearing of record in Instrument 20090109-0002452, Register's Office for said County; Subject to a Storm Water Drainage Easement appearing of record in Instrument 20051219-0152201, Instrument 20051219-0152202 and Instrument 20100108-0001965, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Unimproved ☐

This is improved ☒ property, known as 2916 Treloar Way, Hermitage, TN 37076
(House No.) (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 GRANTEES, their heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Karen Johnson Davidson County
Batch# 835200 DEEDWARR
04/06/2022 09:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,316.84
20220406-0039666

Witness my hand this 28th day of March, 2022

X _____
Giordan Roxas Ramos

X _____
Sara Michelle Bowen
by Giordan Roxas Ramos, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Giordan Roxas Ramos, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th of March, 2022.

_____
Notary Public
My Commission Expires: 3/28/25

MELISSA ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Before me personally appeared Giordan Roxas Ramos, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Sara Michelle Bowen, and who acknowledged that he executed the same as the free act and deed of Sara Michelle Bowen.

Witness my hand, at office, this 28th of March, 2022.

_____
Notary Public
My Commission Expires: 3/25/25

MELISSA ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Certificate of Authenticity

I, Tonya Loftin, 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 **March 28, 2022**.

Date

Tonya Loftin
Affiant Signature

March 30, 2022
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 30th day of March, 2022.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022
Date

Notary's Seal (if on paper)