Karen Johnson Davidson County
Batch# 850028 DEEDWARR
05/03/2022 11:38:14 AM 2 pgs
Fees: $13.00 Taxes: $3,089.50
20220503-0051276

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $835,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of April, 2022.

Notary Public:
My Commission Expires:
9-24-23

MARY JO WOJCIECHOWSKI NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 09-24-2023

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066		
Name and Address and New Owner: Paul Orehovec and Meredith Oritt 1427 Pawnee Trail Madison TN 37115	Send Tax Bills To: New Owner	Map/Parcel Number: 053-14-0-106.00 & 107.00

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **River Rock Partners, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **Paul Orehovec and Meredith Oritt**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in the 11th Civil District of Davidson County, Tennessee, being Lots 13 and 14 on the Map of Nawakwa Hills, as of record in Book 843, Pages 36 and 37, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING PART OF the same property conveyed to River Rock Partners, LLC by Warranty Deed from Harold V. Bolin, unmarried, dated 10/8/2021 and recorded 10/14/2021 in Instrument Number 20211014-0138375, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

All existing easements and all other matters shown on plat of record in Book 843, Pages 36 and 37, Register's Office for Davidson County, Tennessee.

2022 Davidson County taxes; a lien not yet due and payable.

This is (__X__) improved (____) unimproved property, known as: 1427 Pawnee Trail, Madison, TN 37115

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. Grantor(s) covenant(s) with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs, successors, 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 the 28th day of April, 2022.

River Rock Partners, LLC

BY: _____
Jim Ficarro, Managing Member

State of Tennessee
County of Sumner

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Jim Ficarro, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged himself/herself/themselves to be the Managing Member of River Rock Partners, LLC, a Tennessee limited liability company, and that as such Managing Member being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the said Corporation.

Witness my hand and official seal, this 28th day of April, 2022.

Commission Expires: 10/18/22

_____
Notary Public:

BRENDA HUNTSMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY