Karen Johnson Davidson County
Batch# 893071 DEEDWARR
07/25/2022 10:09:30 AM 4 pgs
Fees: $23.00 Taxes: $1,924.00
20220725-0084541

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $520,000.00

Andrea Steinman
Affiant

Subscribed and sworn to before me this 7th day of April, 2022.

Andrea Steinman
Notary Public
My commission expires: 01/2026

ANDREA LEIGH STEINMAN
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Chris Alan Rhyne / Suzanne Pearman<br>1509 Rachaels Ridge<br>Hermitage, TN 37076 | Chris Rhyne / Suzanne Pearman<br>1509 Rachaels Ridge<br>Hermitage, TN 37076 | 086-04-0C-034-00 |

# Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Jonathan Costello and Jena Costello, husband and wife** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Chris Alan Rhyne and Suzanne Pearman, husband and wife, as tenants by the entirety,** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 22 on the Plan of Final Plat, Jackson's Grove, Phase Three, of record in Plat Book 9700 Page 988, 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 Jonathan Costello and Jena Costello, husband and wife, by deed from Christopher W. Huffman, married, of record in Instrument No. 20170831-0089780, Register's Office for Davidson County, Tennessee, and dated August 31, 2017.

This conveyance is made subject to the following:

1. Subject to the Covenant, Condition, or Restriction, recorded in Book 10841, Page 583 in the official records of the Davidson County Register of Deeds.

2. All matters appearing on the plan of Jackson's Grove of record in Plat Book 9700 Page 988 Register's Office for Davidson County, Tennessee.

3. Boundary Line Agreement of record in Book 10728 Page 584 Register's Office for Davidson County, Tennessee.

4. Easement of record in Book 5776 Page 868 Register's Office for Davidson County, Tennessee.

5. By-Laws of record in Book 10841 Page 607 Register's Office for Davidson County, Tennessee.

Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable

This property is improved property known as 1509 Rachaels Ridge, 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 Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 7th day of April, 2022.

Jonathan Costello by Erika Kurre, his attorney in fact
Jonathan Costello by Erika Kurre, his Attorney-In-Fact

Jena Costello by Erika Kurre, her attorney in fact
Jena Costello by Erika Kurre, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 7th day of April, 2022, before me personally appeared Erika Kurre 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 Jonathan Costello and Jena Costello acknowledged that such person executed the same as the free act and deed of Jonathan Costello and Jena Costello.

Sheri Engel
Notary Public

My Commission expires 12-18-2023

SHERI ENGEL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY



202207250084541

## Exhibit "A"

Property Address: 1509 Rachaels Ridge, Hermitage, TN 37076

Property Description: Being Lot No. 22 on the Plan of Final Plat, Jackson's Grove, Phase Three, of record in Plat Book 9700 Page 988, 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 Jonathan Costello and Jena Costello, husband and wife, by deed from Christopher W. Huffman, married, of record in Instrument No. 20170831-0089780, Register's Office for Davidson County, Tennessee, and dated August 31, 2017.

**Tennessee Certification of Electronic Document**

I, Damien T Baldwin, 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 April 7, 2022.

Affiant Signature

Date: April 7, 2022

State of TENNESSEE

County of Davidson

Sworn to and subscribed before me this April 7, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 11/27/23

NOTARY'S SEAL

