Karen Johnson Davidson County
Batch# 900452 DEEDWARR
08/08/2022 12:26:34 PM 2 pgs
Fees: $13.00 Taxes: $1,591.00
20220808-0090043

WARRANTY DEED

JUDY REED
NOTARY PUBLIC
TENNESSEE
COUNTY OF RUTHERFORD

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of August, 2022

Notary Public

MY COMMISSION EXPIRES: 11-22-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southeast Title of Murfreesboro, LLC, 805 South Church Street, Suite 11, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jill Sabbarini	Jill Sabbarini	086100D00200CO
(NAME)	(NAME)	
3600 Quail Road	3600 Quail Road, Unit B	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Green Pine Properties, LLC,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jill Sabbarini, a married woman,** 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:

BEING Unit No. B, Lot No. 47 on the Plan of Chapelwood, Section 2, as shown by plat of record in Plat Book 5200, Page 83, of the Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Green Pine Properties, LLC by deed from PITA, Series No 12-05, dated 4-5-21 of record in Instrument #202104120047965, Register's Office for said County.

unimproved ☐

This is improved ☑ property, known as 3600 Quail Road, Unit B, 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs 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 hands this 3rd day of August, 2022.

GREEN PINE PROPERTIES, LLC

member

Tyler D. Antonakos
, Member

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned authority in and for the said county and state, on this 3rd day of August, 2022, within my jurisdiction, the within named Tyler D. Antonakos, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is the Member of Green Pine Properties, LLC, a Tennessee corporation/limited liability company, and that for and on behalf of the said Tennessee corporation/limited liability company, and as its free act and deed he executed the above and foregoing instrument, after first having been duly authorized by said Tennessee corporation/limited liability company so to do.

WITNESS my hand and seal this 3rd day of August, 2022.

Notary Public Judy Reed
My Commission Expires: 11-22-25

JUDY REED
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

File No.: 2737