Karen Johnson Davidson County
Batch# 915104 DEEDWARR
09/12/2022 08:46:30 AM 3 pgs
Fees: $18.00 Taxes: $1,220.63
20220912-0101454

This Instrument Prepared By:
Thomas I. Bottorff, Attorney-at-Law
Watauga Title and Escrow Co., LLC
230 Glenis Drive, Suite 304, Liberty Square
Murfreesboro, Tennessee 37129
from information furnished by the parties

ADDRESS NEW OWNER:
Roger Ray et al
5136 Southfork Boulevard
Old Hickory, Tennessee 37138

SEND TAX BILL TO:
Mortgagee

MAP/PARCEL NO.
06316OC03400CO

MORTGAGEE:
First Bank
122 Columbia Ave
Franklin, TN 37064

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Jennifer Caroline Stringer, unmarried,** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Roger Ray, Deborah Callahan Ray and Caitlin Ray,** 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:

Land in Davidson County, Tennessee, being **Unit 34 on the Plan of Phase One - Section Two, Hermitage Springs Estates as shown on Exhibit "A" of the Supplement to the Declaration of Covenants, Conditions, and Restrictions for Hermitage Springs Estates,** of record in Instrument No. 20031031-0160338 and established by the Declaration of Covenants, Conditions and Restrictions for Hermitage Springs Townhomes, a Horizontal Regime with Private Elements pursuant to Tennessee Code Annotated Section 66-27-101, et seq., as amended, of record in Instrument No. 20001206-0120233, amended in Instrument No. 20020130-0013464, Supplemented in Instrument No. 20031006-0147712, Instrument No. 20031031-0160338 (Phase One, Section Two), as amended in Instrument No. 20040226-0022056, Instrument No. 20060703-0078830, Instrument No. 20060815-0100265, Instrument No. 20141208-0111982 (AKA Hermitage Springs Estates Homeowners Association, Inc.) and Instrument No. 20160921-0099328, Registers Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said unit. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Hermitage Springs Townhomes, a Horizontal Property Regime, the plat filed as Exhibit "A" to the aforementioned Amended Declaration and Bylaws of record in Instrument No. 20010712-0074536, as amended in Instrument No. 20030808-0113486, Registers Office for Davidson County, Tennessee are incorporated herein by reference and made a part hereof the same as though copied herein, together with the undivided interest in the Common Elements appurtenant to said unit as set forth in said Declaration.

Being the same property conveyed to Jennifer Caroline Stringer, unmarried, by Warranty Deed dated September 20, 2016, from Rhonda G. Lambert, unmarried, of record in Instrument No. 20160923-0100254, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2022 and subsequent years.

This is **improved** property known as **5136 Southfork Boulevard, Old Hickory, Tennessee 37138.**

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, GRANTOR does covenants with the said GRANTEES that she is 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; and, GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 hand this the **25th** day of **August, 2022.**

X _____
Jennifer Caroline Stringer

STATE OF TEXAS
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Jennifer Caroline Stringer,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 25 day of August, 2022.

_____
NOTARY PUBLIC

My Commission Expires: 02/27/2024

MARLAN BONIN
Notary ID #128898941
My Commission Expires
February 27, 2024

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual value or consideration, whichever is greater, for this transfer is $329,900.00.

_____
AFFIANT

Subscribed and sworn to before me on this 26th day of August, 2022.

_____
NOTARY PUBLIC

My Commission Expires: 11/22/2025

JAMIE MOONEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File No. 22087123

Tennessee Certification of Electronic Document

I, Jamie Mooney, 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 Aug 25 2022 (date of document).

Affiant Signature

Sept 9, 2022
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 9 day of Sept, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 9/21/24

NOTARY'S SEAL

SUSAN MAGNUSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

202209120101454