22-4350

Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 220942507

Karen Johnson Davidson County
Batch# 934068 DEEDWARR
10/27/2022 10:06:03 AM 2 pgs
Fees: $13.00 Taxes: $1,850.00

20221027-0116288

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $500,000.00.

Madison Mazzanti
Affiant

Subscribed and sworn to before me, this 18th day of October, 2022.

Notary Public
My Commission Expires: 1/28/26

KIRK HUNNICUTT NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Rachel E. Leath and Susan E. Leath 229 Hermitage Point Drive Hermitage TN 37076	~~New Owner~~ FINANCE OF AMERICA 1 WEST ELM ST., 1st FLOOR CONSHOHOCKEN, PA 19428	Tax Parcel ID No. 086 14 0D 018.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Barbara Pendley, surviving spouse of William Calvin Pendley** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Rachel E. Leath, unmarried and Susan E. Leath, unmarried, as joint tenants with right of survivorship**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot 18 as shown on the Hermitage Point, Phase 2, Cluster lot Subdivision, plat of record in Instrument No. 20191004-0101983, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a full and complete description thereof.

Being the same property conveyed to Barbara Pendley, a married individual, by Tennessee Quitclaim Deed from Barry Pendley, a married individual, of record in Instrument No. 20200819-0093428, in the Register's Office of Davidson County, Tennessee, dated August 04, 2020 and recorded on August 19, 2020.

Being the same property conveyed to Barry Pendley, a married man, by Warranty Deed from Southeastern Development Enterprise LLC, a Tennessee limited liability company, of record in Instrument No. 20200325-0032388, in the Register's Office of Davidson County, Tennessee, dated March 20, 2020 and recorded on March 25, 2020.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
Liability as to taxes resulting from rollback and/or greenbelt taxes pursuant to the provisions of Tenn Code Ann _67-5-1001, et seq.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Hermitage Point, Phase 2, Cluster lot Subdivision, as recorded in Instrument No. 20191004-0101983.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Subdivision of The George and Anna Ray Property, as recorded in Instrument No. 20051122-0140869, including public utility easement and reserved areas for future septic systems. (Note: reserved areas for future septic areas encroach partially onto Lot 1, as shown on said plat; however, Warranty Deed for Lot 1 in Instrument No. 20141008-0093507 is subject to said plat of record.).
Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20190221-0015921, amended in Instrument No. 20190610-0054976 and in Instrument No. 20201030-0126647.
Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20180713-0068425.

Sewer Easement Agreement as set forth in instrument recorded in Instrument No. 20180713-0068258.

This is improved property located at 229 Hermitage Point Drive Hermitage TN 37076

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of October, 2022.

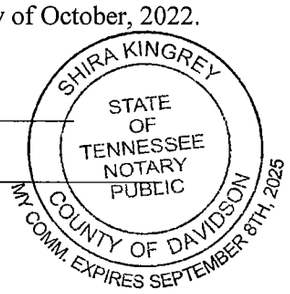
Barbara H. Pendley

Barbara Pendley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Barbara Pendley, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of October, 2022.



Notary Public
My Commission Expires: _____