Karen Johnson Davidson County
Batch# 964680 DEEDWARR
01/26/2023 02:05:30 PM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20230126-0006037

WARRANTY DEED

MELODY LYNN CARR NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF BEDFORD MY COMM. EXPIRES AUGUST 16 2025

STATE OF TENNESSEE
COUNTY OF Bedford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF January, 2023.

Notary Public

MY COMMISSION EXPIRES: 8-16-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Risa Jane Witherow	Risa Jane Witherow	086-10-0-052
(NAME)	(NAME)	
3549 Albee Drive	3549 Albee Drive	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, We **Brobeck Homes LLC, Tennessee Limited Liability Company and Russo Renovations LLC, a Tennessee Limited Liability Company** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Risa Jane Witherow, a single woman**, hereinafter called the GRANTEE, her 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 Lot No. 80, on the plan of Chapelwood, Section 2, as shown on plat of record in Plat Book 5200, Page 83, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Richard Betts, IV by Warranty Deed from Wilroy Islands, LLC, an Arkansas limited liability company, dated 04/14/2016, of record in Instrument 20160418-0036720, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Brobeck Homes, LLC, a Tennessee Limited Liability Company and Russo Renovations LLC, a Tennessee Limited Liability Company by Warranty Deed from Richard Betts, IV, an unmarried man, dated 10/17/2022, of record in Instrument 20221018-0113685, Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 5200, Page 83, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Book 5333, Page 315, and amended and or made applicable as Book 6234, Page 193, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 3549 Albee Drive, 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 GRANTEE, her assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, her 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.

Effective the 26th day of January, 2023

Brobeck Homes LLC
By: Michael D. Brobeck
Michael D. Brobeck, Managing Member

Russo Renovations LLC
By: Ashley Russo
Ashley Russo, Managing Member

State of Tennessee
County of Wilson

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Michael D. Brobeck with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon oath acknowledged **Michael D. Brobeck to be the Managing Member of Brobeck Homes LLC, Tennessee Limited Liability Company** the within named bargainer, a corporation, and that, Michael D. Brobeck as such Managing Member, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by Michael D. Brobeck as such Managing Member.

Witness my hand and Official seal this 26th day of January, 2023.

Notary Public:
My Commission Expires: 3.8.2025

State of Tennessee
County of Wilson

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Ashley Russo with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon oath acknowledged **Ashley Russo to be the Managing Member of Russo Renovations LLC, a Tennessee Limited Liability Company** the within named bargainer, a corporation, and that, Ashley Russo as such Managing Member, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by Ashley Russo as such Managing Member.

Witness my hand and Official seal this 26th day of January, 2023.

Notary Public:
My Commission Expires: 3.8.2025

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

Tennessee Certification of Electronic Document

I, Jami K. Averwater, 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 1.26.23 (date of document).

Jami K. Averwater

Signature

1.26.23

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 26th day of January, 2023.

Melody Lynn Carr

Notary's Signature

MY COMMISSION EXPIRES: 8-16-2025

Seal

