WARRANTY DEED

Karen Johnson Davidson County
Batch# 1094134 DEEDWARR
01/25/2024 02:30:30 PM 3 pgs
Fees: $18.00 Taxes: $1,479.63
20240125-0005197

File No. AT-24-5920

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of January, 2024

Notary Public

MY COMMISSION EXPIRES: 1/22/27

(AFFIX SEAL)

JORDYN SCHUMM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy Fernandez and Vivianne Fernandez	New owners	
(NAME)	(NAME)	
534 Taffy Way		086-14-0E-022.00-CO
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Thomas John Rebarchak and Ashley Rebarchak, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Timothy Fernandez and Vivianne Fernandez, husband and wife**, HEREINAFTER CALLED THE GRANTEE, 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 22 as Shown on Exhibit B of the Declaration of Covenants, Conditions and Restrictions for Hermitage Point Cottages, a Horizontal Property Regime With Private Elements, of Record in Instrument No 20210831-0117188, Register's office for Davidson County, Tennessee, as Amended in Instrument No. 20211011-0136504, and Instrument No. 20220310-0027561 Register's office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said units.

Being the same property conveyed to Green Light, LLC by Warranty deed from Allen M. Gergory, an unmarried man of record in Instrument No. 20200205-0013297 Register's Office for Davidson County, Tennessee, dated January 31, 2020 and recorded on February 05, 2020.

Being a portion of the same property conveyed to George Danylov and Dmitri Petrovich Danylov by Quitclaim deed from Green Light, LLC, a Tennessee limited liability company of record in Instrument No. 20220202-0012450 Register's Office for Davidson County, Tennessee, dated February 02, 2022 and recorded on February 02, 2022.

Being a portion of the same property conveyed to Southeastern Development Enterprise, LLC, a Tennessee limited liability company by Quitclaim deed from George Danylov and Dmitri Petrovich Danylov of record in Instrument No. 20220202-0012451 Register's Office for Davidson County, Tennessee, dated February 02, 2022 and recorded on February 02, 2022.

Being the same property conveyed to Thomas John Rebarchak and Ashley Rebarchak, husband and wife by Warranty Deed from Southeastern Development Enterprise LLC, a Tennessee limited liability company of record in Instrument No. 20220429-0049643 Register's Office for Davidson County, Tennessee, dated April 22, 2022 and recorded on April 29, 2022.

This is property more commonly known as 534 Taffy Way, Hermitage, TN 37076.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 25th day of January, 2024.

Thomas John Rebarchak

Ashley Rebarchak

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of January, 2024, before me personally appeared Thomas John Rebarchak and Ashley Rebarchak, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 25th day of January, 2024.

Notary Signature
My commission expires: 1/22/29

JORDYN SCHUMM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, J. Trent Lehman, 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 1/25/24 (date of document).

Affiant Signature

1/25/24
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 25 day of January, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 9/21/25

Notary's Seal (if on paper)

KARLY PICKERIGN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY