Karen Johnson Davidson County
Batch# 1104656 DEEDWARR
02/26/2024 02:18:30 PM 3 pgs
Fees: $18.00 Taxes: $2,109.00
20240226-0012966

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $570,000.00.

Affiant

Subscribed and sworn to me on 02/21/2024.

NOTARY PUBLIC

My Commission Expires:

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Brian Matthew Robl and Mallorie Lynn Robl 2056 Hickory Brook Drive Hermitage, TN 37076	Modern Mortgage Lending, Inc. 30070 Temecula Parkway #201 Temecula, CA 92592	097-02-0A-382.00-CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Assaf Amar, an unmarried man, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Brian Matthew Robl and Mallorie Lynn Robl, husband and wife, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 382 on the Final Plat of Villages of Riverwood, Section One, Phase 4E, of record in Instrument No. 20140210-0011584, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Assaf Amar and Hodaya Moldovano, husband and wife by Warranty Deed from Anle Ji, an unmarried woman of record in Instrument No. 20180612-0056535, Register's Office for Davidson County, Tennessee, dated June 11, 2018 and recorded on June 12, 2018.
>
> Being a portion of the same property conveyed to Assaf Amar by Quitclaim Deed from Hodaya Moldovano of record in Instrument No. 20200617-0063345, Register's Office for Davidson County, Tennessee, dated June 10, 2020 and recorded on June 17, 2020.
>
> This is Improved property, known as 2056 Hickory Brook Drive Hermitage, TN 37076

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTOR does covenant with the said GRANTEES he 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 himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 our hands on 02/ 19 /24.

Assaf Amar

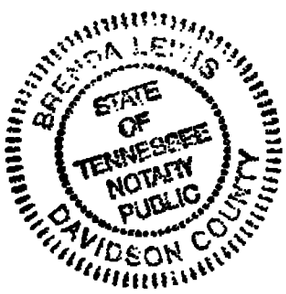
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 02/ 19 /24, before me personally appeared Assaf Amar, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on 02/ 19 /24.

NOTARY PUBLIC

My Commission Expires: 9-8-2025



Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **February 21, 2024** (date of document).

Affiant Signature

February 26, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 26th day of February, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25