Karen Johnson Davidson County
Batch# 1132214 DEEDWARR
05/07/2024 02:40:30 PM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20240507-0033663

WARRANTY DEED

SHANNON R. RICHARDSON
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

B-ELAM-24-513

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF MAY, 2024.

Notary Public

MY COMMISSION EXPIRES: 3/20/2028
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jessica M. Peluso and Thomas J. Peluso	New owner	
(NAME)	(NAME)	**064-16-0E-037.00-CO**
513 Griffin Circle		
(ADDRESS)	(ADDRESS)	
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(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ETHAN J. KEARNEY, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JESSICA M. PELUSO AND THOMAS J. PELUSO, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Unit No. 37 , in Building 10, as shown on the Site Layout, Exhibit Plat for the Townhomes of Truxton Village, attached as Exhibit A-1, to the Declaration of Covenants, Conditions, and Restrictions filed for record in Instrument No. 20061025-0132473, and amended in Instrument No. 20061106-0137656, and further amended in Instrument No. 20071105-0130490, Registers Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Ethan J. Kearney and Savannah N. Kearney, husband and wife by Warranty deed from Janice H. Rade, widow of record in Instrument No. 20190703-0065249 Register's Office for Davidson County, Tennessee, dated June 28, 2019 and recorded on July 03, 2019.

The said Ethan J. Kearney and Savannah N. Kearney having since divorced on January 6, 2020.

Being the same property conveyed to Ethan J. Kearney, unmarried by Quitclaim Deed from Savannah N. Kearney, unmarried of record in Instrument No. 20201215-0148067 Register's Office for Davidson County, Tennessee, dated November 24, 2020 and recorded on December 15, 2020. Ethan J. Kearney, having since married.

This conveyance is subject to:
- Taxes for the year 2024, a lien not yet due and payable.
- Covenants, Conditions and Restrictions of record in Instrument Number 20061025-0132473, as amended and restated in Instrument No. 20061106-0137656 and further amended in Instrument No. 20071105-0130490, Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Instrument Number 20061026-0133179, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed for common areas to HOA of record in Instrument Number 20061106-0137657, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument Number 20051230-0156496, in the Register's Office for Davidson County, Tennessee.
- Ingress and Egress Easement of record in Book 5699, Page 535, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewer Easement of record in Instrument Number 20001208-0121300, in the Register's Office for Davidson County, Tennessee.
- Easement for Public Utilities and Drainage of record in Book 7618, Page 613, in the Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7618, Page 616, in the Register's Office for Davidson County, Tennessee.

- Easement to Consolidated Utility District of record in Book 4910, Page 838, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **513 Griffin Circle, Hermitage, Tennessee 37076**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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(s) this the 6th DAY OF MAY, 2024.

Ethan J. Kearney

Leah Elizabeth Davenport

Leah Elizabeth Davenport, spouse of Ethan J. Kearney, hereby joins in this conveyance and does transfer and convey any and all marital interest Leah Elizabeth Davenport may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ETHAN J. KEARNEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th of May, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LEAH ELIZABETH DAVENPORT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th of May, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Alicia Hamilton, 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

5/6/24.
Date

Affiant Signature

5/7/24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 7 day of May, 2024.

Notary's Signature

My Commission Expires: 3/20/2028
Date

Notary's Seal (if on paper)

SHANNON R. RICHARDSON
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON