Karen Johnson Davidson County
Batch# 1160683 DEEDWARR
07/22/2024 03:57:30 PM 4 pgs
Fees: $23.00 Taxes: $1,757.50
20240722-0054986

38046

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 38046-02-2024**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $475,000.00. Pamela Lea Hamrick Affiant Subscribed and sworn to before me this 18th day of July, 2024. Eileen K. Hopkins Notary Public My Commission Expires: 7-7-2027

EILEEN K. HOPKINS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMM. EXPIRES JULY 7, 2027

WARRANTY DEED

Address New Owner: Pamela Lea Hamrick 5122 Southfork Boulevard Old Hickory, TN 37138	**Send Tax Bills To:** Ark-La-Tex Financials, LLC Home Loans 5160 Tennyson Pkwy. Suite 400 Plano, TX 75024	**Tax Information:** Map and Parcel No.: 063160C02700CO

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, **RBIC, LLC, a Wyoming limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Pamela Lea Hamrick, unmarried** ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5122 Southfork Boulevard, Old Hickory, TN 37138.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to Grantee, her heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 16 day of July, 2024.

RBIC, LLC, a Wyoming limited liability company

BY: Marisa M. DiFatta, manager
Marisa M. DiFatta, Manager

STATE OF FLORIDA

COUNTY OF Charlotte

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Marisa M. DiFatta, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Manager of RBIC, LLC, a Wyoming limited liability company, the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 16 day of July, 2024.

Notary Public

My Commission Expires:
9/6/26

TARA LYNN CRAWFORD
Notary Public - State of Florida
Commission # HH 309159
My Comm. Expires Sep 6, 2026
Bonded through National Notary Assn.

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 27, together with the appurtenant interest in the common elements of Phase One-Section Two, Hermitage Springs Estates, a horizontal property regime established by Declaration of record in Instrument No. 20001206-0120233, amended in Instrument No. 20020130-0013464, Instrument No. 20031006-0147712, made applicable in Instrument No. 20031031-0160338, amended in Instrument No. 20040226-0022056, Instrument No. 20060703-0078830 and Instrument No. 20060815-0100265, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit "A" to the aforementioned Amended Declaration in Instrument No. 20031031-0160338, said Register's Office.

Being the same property conveyed to RBIC, LLC, a Wyoming limited liability company, by deed dated March 27, 2023 from C2J Homes and Developments LLC, a Tennessee limited liability company, of record in Instrument No. 20230328-0022665, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2024 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Declaration of Covenants, Conditions and Restrictions for Hermitage Springs Estates of record in Instrument No. 20001206-0120233, amended in Instrument No. 20020130-0013464, Instrument No. 20031006-0147712, made applicable in Instrument No. 20031031-0160338, amended in Instrument No. 20040226-0022056, Instrument No. 20060703-0078830, Instrument No. 20060815-0100265, Instrument No. 20141208-0111982, Instrument No. 20160921-0099328, and Attorney's Certification in Instrument No. 20010717-0075891, Register's Office for Davidson County, Tennessee.
3. By-Laws of Hermitage Springs Estates Homeowners Association, Inc., of record in Instrument No. 20010712-0074536, amended in Instrument No. 20030808-0113486, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Instrument No. 20010703-0070299, Register's Office for Davidson County, Tennessee.
5. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
6. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 10644, pages 117, 186, 190 and 194, Register's Office for Davidson County, Tennessee.
7. Easement for ingress/egress of record in Book 6267, pages 296 and 298, Register's Office for Davidson County, Tennessee.
8. Easement for water line of record in Book 8007, pages 232, 237 and 240, Register's Office for Davidson County, Tennessee.
9. Storm water detention agreement of record in Instrument No. 20041110-0135663, Register's Office for Davidson County, Tennessee.
10. Dedication of common area to HOA of record in Instrument No. 20150512-0043619, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, George Mudter, 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 7/16/24 (date of document).

Affiant Signature

7/18/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18 day of July, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

