This Instrument Prepared by ~~and Return to:~~
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DM-TAG-24-4628

Karen Johnson Davidson County
Batch # 1162195 DEEDWARR
07/25/2024 10:26:10 AM 2 pgs
Fees: $13.00 Taxes: $851.00

20240725-0056255

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $230,000.00.

Affiant

Subscribed and sworn before me this the 22nd day of July, 2024.

Notary Public
My commission expires:

S. CHAPEL DRUMMOND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Rachel Tremaine 4628 Woodside Dr. Old Hickory, TN 37138	Novus Home Mortgage 20225 Water Tower Blvd #400 Brookfield, WI 53045	044-04-0 115.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **HERMITAGE DELAWARE, LLC**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **RACHEL TREMAINE AN UNMARRIED WOMAN**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 5B on the Plan of Zone Lot Division, Lots 1 thru 6, Section Two, Lake Country, of record in Plat Book 5200, Page 781, amending plat of record in Plat Book 5200, Page 664, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.

Being a portion of the same property conveyed to Hermitage Delaware, LLC, a Delaware Limited Liability Company, by deed dated 03/23/2023, from Great Life Investments, LLC, a Delaware Limited Liability Company, of record in Instrument No. 20230412-0026675, Register's Office for said County.

Also being a portion of the same property conveyed to Great Life Investments, LLC, a Delaware Limited Liability Company, by deed dated 01/25/2018, from Brian Mullins and Evie W. Mullins also known as Eva W. Mullins, husband and wife, of record in Instrument No. 20180209-0013413, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVEDPROPERTY KNOWN AS 4628 Woodside Dr., Old Hickory, TN 37138.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 22nd day of July, 2024.

Hermitage Delaware, LLC
By:_____
Brian Mullins, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Hermitage Delaware, LLC, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of July, 2024.

My commission expires:

9-7-26

_____
Notary Public

