Karen Johnson Davidson County
Batch# 1164326 DEEDWARR
07/30/2024 02:12:30 PM 3 pgs
Fees: $18.00 Taxes: $777.00
20240730-0057677

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

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

Actual consideration or value, whichever is greater is $210,000.00.

Affiant

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Subscribed and sworn before me this the 24th day of July, 2024.

Notary Public
My commission expires: 03/01/2025

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Elsa Rodriguez 4153 Dodson Chapel Road Hermitage, TN 37076	New Owner	086-10-0 082.00

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 **ELSA RODRIGUEZ, AN UNMARREID 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. 12-B on the Plan of Zone Lot Division, Lot 12 Section One, Chapelwood, of record in Plat Book 5800, page 368, amending plan of record in Plat Book 5210, page 29, Register's Office for said County, to which reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Hermitage Delaware, LLC, a Delaware Limited Liability Company, by deed dated 03/22/2023, 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 K. Mullins, also known as 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 IMPROVED PROPERTY KNOWN AS 4153 Dodson Chapel Road, Hermitage, TN 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 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 24th day of July, 2024.

Hermitage Delaware, LLC

BY: _____

Brian Mullins, Authorized Representive

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Brian Mullins, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the sole director of the within named bargainor, a limited liability company, and that he as such Authorized Representative executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Hermitage Delaware, LLC as such Authorized Representative.

Witness my hand and official seal this 24 day of July, 2024.

My Commission Expires: 9·21·26

_____
Notary Public

MICHELLE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Linzie Hahn, 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 7/24/24.

Date

L Hahn

Affiant Signature

7/24/24

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 24th day of July, 2024.

Anna E. Scanlan

Notary's Signature

My Commission Expires: /

Notary's Seal (if on paper)

ANNA E SCANLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-23-2028