WARRANTY DEED

Karen Johnson Davidson County
Batch # 1166437 DEEDWARR
08/05/2024 12:49:14 PM 2 pgs
Fees: $13.00 Taxes: $1,609.50

File 20240805-0059508

(SEAL)

Ryan Beane
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF July, 2024

Notary Public
MY COMMISSION EXPIRES: 10/4/2027

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Cynthia Rehbach	**New Owner**	
(NAME)	(NAME)	**086 14 0D 006.00**
137 Hermitage Point Drive		
(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,

ABBY WHISENANT AND ANDRÉS ALBERTO DOMADOR HERNANDEZ, A MARRIED COUPLE,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

CYNTHIA L REHBACH, AN UNMARRIED WOMAN,

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:

Being Lot 6 as shown on the HERMITAGE POINT, PHASE 1, CLUSTER LOT SUBDIVISION, plat of record in Instrument No. 20190225-0016873, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a full and complete description thereof.

Being the same property conveyed to Andres Domador and Abby Whisenant, husband and wife, by Warranty Deed from Southeastern Development Enterprise LLC, a Tennessee limited liability company, of record in Instrument No. 20191015-0105408, in the Register's Office of Davidson County, Tennessee, dated October 10, 2019 and recorded on October 15, 2019. The said Andrés Domador is also known as Andrés Alberto Domador Hernandez.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HERMITAGE POINT, PHASE 1, CLUSTER LOT SUBDIVISION, as recorded in Instrument No. 20190225-0016873.

*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SUBDIVISION OF THE GEORGE AND ANNA RAY PROPERTY, as recorded in Instrument No. 20051122-0140869.

*Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20190221-0015921 as amended in Instrument No. 20190610-0054976 and Instrument No. 20201030-0126647.

*Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20180713-0068425.

*Easement for Sewer, recorded in Instrument No. 20180713-0068258.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: 137 Hermitage Point Drive, 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 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 19th day of July, 2024.

Abby Whisenant

Andrés Alberto Domador Hernandez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of July, 2024, before me personally appeared Abby Whisenant, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 19th day of July, 2024.

Notary Signature
My commission expires:
STATE OF TENNESSEE
COUNTY OF DAVIDSON

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

On this 19th day of July, 2024, before me personally appeared Andrés Alberto Domador Hernandez, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 19th day of July, 2024.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028