WARRANTY DEED

Karen Johnson Davidson County
Batch# 1197667 DEEDWARR
10/24/2024 01:09:30 PM 3 pgs
Fees: $18.00 Taxes: $2,201.50
20241024-0082762

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $595,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF OCTOBER, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Gregory J. Rechcigl Mary Kristen Lee	Union Home Mortgage Corp.	137-04-0B-006.00
(NAME)	(NAME)	
2516 Arbor Pointe Cove, Unit 6	8241 Dow Circle	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Strongville, OH 44136	
(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 considerations, the receipt of which is hereby acknowledged, I/we **Jennifer Ann Rhoades and Lawrence Rhoades, wife and husband,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Gregory J. Rechcigl and Mary Kristen Lee, husband and wife,** hereinafter called the GRANTEE(S), his/her/their assigns, a 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 Lot No. 6, on the plan of Final Plat, Arbor Crest Subdivision, of record in Instrument No. 2007112-90138522, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Jennifer Ann Rhoades and Lawrence Rhoades, wife and husband by Warranty Deed from Michael Joseph Orlando and Anna Marie Orlando, husband and wife, dated 01/16/2020, of record in Instrument No. 20200121-0007487, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 2516 Arbor Pointe Cove, Unit 6, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 23rd day of October, 2024.

Jennifer Ann Rhoades

Jennifer Ann Rhoades

Lawrence Rhoades

Lawrence Rhoades

State of Tennessee
County of Wilson

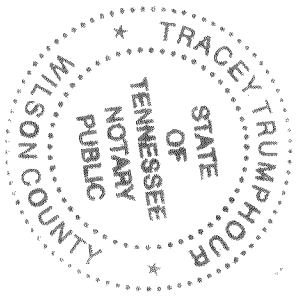
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jennifer Ann Rhoades and Lawrence Rhoades**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 23rd day of October, 2024.

Tracey Trumphouse

Notary Public

My Commission Expires: 3.8.2025



RETURN TO:
Stewart Title Company
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

True Copy Certification

I, **Pam Autry,** 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 this the 23 day of October, 2024.

Affiant Signature

Date 10/23/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 23 day of October, 2024.

Notary's Signature
MY COMMISSION EXPIRES: _____

