Karen Johnson Davidson County
Batch# 1214722 DEEDQC
12/11/2024 12:04:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241211-0096224

This Instrument Prepared By:

Linville Estate Law
830 Crescent Centre Dr., Suite
320 Franklin, TN 37067

After Recording Return To The Above.

The actual consideration for this transfer is $0.

RYAN J. ALSPAUGH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Affiant

Sworn to and subscribed before me this 10th day of December, 2024.

Notary Public
My Commission Expires: 9/20/25

This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(1)(C)(vi).

QUITCLAIM DEED

THIS INDENTURE, made this 10th day of December, 2024, among:

CYNTHIA L. REHBACH, AN UNMARRIED WOMAN,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

CYNTHIA REHBACH, TRUSTEE OF THE CR FAMILY TRUST DATED DECEMBER 10, 2024,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does hereby bargain, sell, release, remise, quit claim, and convey unto Grantee all my right, title, and interest in and to the following described real property, hereinafter referred to as the "Premises".

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 Cynthia L. Rehbach, an unmarried woman by Warranty Deed from Abby Whiseant and Andres Alberto Domador Hernandez, a married couple dated July 19, 2024, and recorded August 5, 2024, in Instrument No. 20240805-0059508 in the Register's Office for Davidson County, Tennessee.

This improved property is situated at 137 Hermitage Point Drive, Hermitage, TN 37076.

THIS DEED has been prepared solely upon information furnished by **Cynthia L. Rehbach.** There has been no examination of the title by the preparer who assumes no responsibility for the accuracy of the information shown herein.

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey

having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the Premises.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

CYNTHIA L. REHBACH

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Cynthia L. Rehbach**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of December, 2024.

Ryan J. Alspaugh, Notary Public
My Commission Expires: 9/20/25



Owner Name & Property Address:

Cynthia Rehbach, Trustee
CR Family Trust dated December 10, 2024
137 Hermitage Point Drive
Hermitage, TN 37076

Responsible Party For Taxes:

Cynthia Rehbach, Trustee
CR Family Trust dated December 10, 2024
137 Hermitage Point Drive
Hermitage, TN 37076

Tax Map and Parcel: 086 14 0D 006.00

Certificate of Authenticity

I, Trent Linville, 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 12|10|24.

Date

T Linville

Affiant Signature

12|10|24

Date

State of Tennessee

County of Maury

Sworn to and subscribed before me this 10th day of December, 2024.

Notary's Signature

My Commission Expires: 04-22-26

Date

Notary's Seal (if on paper)

