WARRANTY DEED

GERALD FISHER NOTARY PUBLIC STATE OF TENNESSEE COMM. EXP. 3-18-2028 RUTHERFORD COUNTY

B-ELAM-25-501

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF FEBRUARY, 2025.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Rebecca Piteo and Chris Piteo	New Owner	
(NAME)	(NAME)	
501 Rockwood Drive		**086 12 0 001.00**
(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, **THERESA ELAINE WONG, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **REBECCA PITEO AND CHRIS PITEO, WIFE AND HUSBAND,** 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:

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of SECTION THREE, HERMITAGE WOODS of record in Plat Book 5050, Page 109 and 110, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Theresa Elaine Wong, unmarried, by Warranty Deed from Steven Swords, married, of record in Instrument No. 20230714-0054237, in the Register's Office of Davidson County, Tennessee, dated July 12, 2023, and recorded on July 14, 2023.

Being the same property conveyed to Steven Swords, unmarried, by Warranty Deed from Donovan Pritchard, unmarried, and Katrina Pritchard (now known as Katrina L. Davis), unmarried, of record in Instrument No. 20200206-0013873, in the Register's Office of Davidson County, Tennessee, dated February 05, 2020, and recorded on February 06, 2020.

This conveyance is subject to:
- Taxes and assessments for the year 2023 and subsequent years, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION THREE, HERMITAGE WOODS, as recorded in Plat Book 5050, Page(s) 109 and 110.
- Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 5211, Page 812 as amended in Book 5239, Page 850 and Book 6145, Page 135.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **501 Rockwood Drive, Hermitage, Tennessee 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.

Karen Johnson Davidson County
Batch# 1237702 DEEDWARR
02/14/2025 10:10:30 AM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20250214-0011287

Witness my/our hand(s) this the 12th DAY OF FEBRUARY, 2025.

Theresa Elaine Wong

STATE OF New York
COUNTY OF Clinton

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

Witness my hand and official seal, this the 12th of February, 2025.

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Aimee Cain, 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 February 12, 2025.

Date

Aimee Cain

Affiant Signature

February 14, 2025

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 14 day of February, 2025.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

GERALD FISCHER
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 3-18-2028
RUTHERFORD COUNTY