THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250350261**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is· $550,000 00 Affiant Subscribed and sworn to before me, this 11th day of April, 2025. Notary Public My Commission Expires 03/16/26



WARRANTY DEED

Address New Owner:	Send Tax Bills To·	Tax Information:
Dayton Bobbitt and Laura Bobbitt 5008 Riverbank Drive Hermitage TN 37076	New Owner	Tax Parcel ID No 085-04-0A-476 00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Regina Miriam Barukh, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Dayton Bobbitt and Laura Bobbitt, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows·

Land in Davidson County, Tennessee, being Lot(s) 476, as shown on the map entitled Final Plat The Reserve at Stone Hall (Formerly Eversong at Ravenwood) Phase 2, Section 2, Planned Unit Development, of record in Instrument No 20190211-0012587, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to REGINA MIRIAM BARUKH, by deed from MERITAGE HOMES OF TENNESSEE, INC., AN ARIZONA CORPORATION, of record in Instrument No. 20191118-0118425, dated November 14, 2019, said Register's Office.

Daniel M. Cottrell joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par. 085-04-0A-476.00 CO.

Matters shown on the Plan of record in Instrument No 20190211-0012587 , said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20090310-0021482, amended in Instrument Nos. 20090407-0031921, 20090515-0044929, 20090623-0058338, 20120202-0009628 and Supplement of record in Instrument No 20120207-0011118 , said Register's Office.

Agreement for Grant of Easement for Conservation Greenway of record in Instrument No. 20011024-0116287, said Register's Office

Easement(s) as contained in deed of record in Instrument No 20060801-0093487, said Register's Office

Karen Johnson Davidson County
Batch # 1260115 DEEDWARR
04/15/2025 10 05 19 AM 2 pgs
Fees $13 00 Taxes $2,035 00
20250415-0028529

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument No. 20100720-0056497, and Instrument No 20100720-0056521, said Register's Office

Easement Agreement of record in Book 7292, page 968, said Register's Office.

Water line easement of record in Book 4212, page 147, said Register's Office

Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No 20120730-0066771, said Register's Office.

Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20170419-0038221, said Register's Office

Storm Water Detention Agreement of record in Instrument No. 20070730-0089806, said Register's Office

This is improved property located at 5008 Riverbank Drive Hermitage TN 37076

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11th day of April, 2025

Regina Miriam Barukh

Daniel M Cottrell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Regina Miriam Barukh and Daniel M. Cottrell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand, at office, this 11th day of April, 2025

Notary Public

KATE ROSENTHAL · NOTARY PUBLIC · STATE OF TENNESSEE · DAVIDSON COUNTY · My Commission Expires 05-09-2026

My Commission Expires _____

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-CRE-25-5008