Karen Johnson Davidson County
Batch# 1269013 DEEDWARR
05/05/2025 02:38:30 PM 3 pgs
Fees: $18.00 Taxes: $775.15
20250505-0034919

Prepared By & Return To:
Tennessee Title Service, LLC
547 N Mt Juliet Rd
Ste. 100
Mt. Juliet, TN 37122
MJ-25-1034

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $209,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 25th day of March, 2025

Notary Public

SYDNEY KLETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

Commission Expires: _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
Monica Chanchan, Miguel Hernandez Garcia, and Ruth Jiminez 3576 Albee Drive Hermitage, TN 37076	Same As New Owner	086-10-0-032.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Hermitage Delaware LLC, a Delaware Limited Liability Company

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Monica Chanchan, Miguel Hernandez Garcia, and Ruth Jimenez, all as tenants in common with right of survivorship

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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 Lot No. 27A, on the Plan of Zone Lot Division Lots 26, 27 & 69, Chapelwood, Section Two, as shown on plat of record in Plat Book 5200, Page 715, amending plat of record in Plat Book 5200, Page 83, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.

Being a portion of the same property conveyed to Great Life Investments, LLC, a Delaware Limited Liability Company by Special Warranty Deed from Brian K. Mullins, also known as Brian Mullins, and Evie W. Mullins also known as Eva W. Mullins, husband and wife of record in Instrument No. 20180209-0013413 Register's Office for Davidson County, Tennessee, dated January 25, 2018 and recorded on February 09, 2018.

Being a portion of the same property conveyed to Hermitage Delaware, LLC, a Delaware Limited Liability Company by Quitclaim Deed from Great Life Investments, LLC, a Delaware Limited Liability Company of record in Instrument No. 20230412-0026675 Register's Office for Davidson County, Tennessee, dated March 22, 2023 and recorded on April 12, 2023.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above. This is **improved** property known as: 3576 Albee 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 GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, 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.

Dated this the 4th day of April, 2025.

Hermitage Delaware LLC, a Delaware limited liability company

Brian Kenneth Mullins, President

By: _____

Brian Kenneth Mullins, President

STATE OF Virginia COUNTY OF Prince William

Before me, the undersigned notary public of the state and county mentioned, personally appeared Brian Kenneth Mullins, President of Hermitage Delaware LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be President of Hermitage Delaware LLC, the within named bargainor, a Limited Liability Company, and as such President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as President.

Witness my hand and seal, at office in Mt Juliet, TN this 4th day of April, 2025.

Lucious Morris White Jr.

Notary Signature

My commission expires: 09/30/2028

COMMONWEALTH OF VIRGINIA · N · ELECTRONIC NOTARY PUBLIC

Lucious Morris White Jr.

REGISTRATION NUMBER
7895446
COMMISSION EXPIRES
September 30, 2028

Notarized remotely online using communication technology via Proof.

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Jordan Myers, 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 04/04/2025 (date of document).

Affiant Signature

Date 05/05/2025

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5th day of May, 2025.

Notary Signature

MY COMMISSION EXPIRES: 11/3/25

SYDNEY KLETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025