WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $480,000 00

Lisa F. Perrotti
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF JUNE, 2025

Notary Public

MY COMMISSION EXPIRES 11-3-25

(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

W-BB-25-125

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)
Lisa F. Perrotti	**JPMorgan Chase Bank, N.A.**	
(NAME)	(NAME)	**086-14-0D-003 00-CO**
125 Hermitage Point Dr	**3415 Vision Drive**	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	**Columbus, OH 43219**	
(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, **STUART A. MARQUIS, TRUSTEE OF THE AMENDED AND RESTATED GERALD P. MARQUIS IRREVOCABLE TRUST, CREATED SEPTEMBER 29, 2023,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LISA F. PERROTTI, AN UNMARRIED WOMAN,** 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 3, as shown on the Hermitage Point, Phase 1, Cluster lot Subdivision plat of record in Instrument No 20190225-0016873, 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 Gerald P Marquis, Trustee of The Amended and Restated Gerald P Marquis Revocable Trust, created September 29, 2023 by Quitclaim Deed from Gerald P Marquis of record in Instrument No 20231010-0079408 Register's Office for Davidson County, Tennessee, dated September 29, 2023 and recorded on October 10, 2023

This conveyance is subject to
- Taxes for the year 2025 and subsequent years
- All matters shown on the Plan of record as Instrument Number 20051122-0140869, Register's Office of Davidson County, Tennessee
- All matters shown on the Plan of record as Instrument Number 20190225-0016873, Register's Office of Davidson County, Tennessee
- Covenants, Conditions and Restrictions of record in Instrument Number 20190221-0015921 and amended in Instrument No 20190610-0054976, Register's Office for Davidson County, Tennessee
- Declaration of Restrictions and Covenants For Stormwater Facilities and Systems of record in Instrument Number 20180713-0068425, in the Register's Office for Davidson County, Tennessee
- Sewer Easement Agreement of record in Instrument Number 20180713-0068258, in the Register's Office for Davidson County, Tennessee
- Quitclaim to HOA of record in Instrument Number 20210727-0100440, in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **125 Hermitage Point Dr, 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
Batch # 1287421
06/20/2025 11 06 20 AM
Fees $18 00 Taxes $1,776 00

Davidson County
DEEDWARR
3 pgs

20250620-0048423

Witness my/our hand(s) this the 16th DAY OF JUNE, 2025

The Amended and Restated Gerald P Marquis Irrevocable Trust, created September 29, 2023

BY: Stuart A. Marquis
Stuart A Marquis
Trustee

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STUART A MARQUIS, TRUSTEE of THE AMENDED AND RESTATED GERALD P MARQUIS IRREVOCABLE TRUST, CREATED SEPTEMBER 29, 2023, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed

Witness my hand and official seal, this the 16th of June, 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, Kara Wall, 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 6/16/25.

Date

Affiant Signature

6/16/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 17th day of June, 2025.

Notary's Signature

My Commission Expires: 05/08/28
Date

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

Notary's Seal (if on paper)