Karen Johnson Davidson County
Batch# 1371192 DEEDWARR
01/20/2026 03:11:30 PM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20260120-0004498

WARRANTY DEED

CHAD SERRATE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires Nov. 17, 2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF JANUARY, ~~2026~~.

Notary Public

MY COMMISSION EXPIRES: 11/17/2029
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 25-0576

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Ivan De La Rosa and Amy De La Rosa	New Owner	Map: 064160D20300
(NAME) 2917 Summer Hollow Ct.	(NAME)	
(ADDRESS) Hermitage, TN 37076	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED SIXTY-FIVE THOUSAND AND NO/100 DOLLARS ($365,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

SPARKLE RENTALS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

IVAN DE LA ROSA AND AMY DE LA ROSA, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO 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. 136, on the Plan of Section Four, Truxton Park, of record in Instrument No. 20020528-0064435, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Sparkle Rentals, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from Frank Hickman and wife, JoAnne Hickman, of record in Instrument No. 20150731-0076024, dated July 31, 2015, Register's Office for said County. See also deed of record in Instrument No. 20140728-0066516, said Register's Office.

This conveyance is made subject to: (1) 2025 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument No. 20020528-0064435, said Register's Office; (3) Charter for Homeowner's Association of record in Instrument No. 20001101-0108603, said Register's Office; (4) Storm Water Detention Agreement of record in Instrument No. 20020524-0063322, said Register's Office; (5) Sanitary Sewer Easement of record in Instrument No. 20001208-0121300, said Register's Office; (6) Quitclaim Deed for common areas to Homeowner's Association of record in Instrument No. 20050311-0027269, said Register's Office; (7) Payment Agreement between HOA and Truxton Village HOA for entrance area of record in Instrument No. 20240221-0011998, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Instrument 20001011-0100896; Instrument 20001030-0107559; Instrument 20010522-0052910; Instrument 20020123-0009419; Instrument 20020506-0055597; Instrument 20020718-0086907; Instrument 20001101-0108604, Instrument 20250416-0028984, Instrument 20250416-0028985, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 2917 Summer Hollow Ct., Hermitage, TN 37076
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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.

Witness our hands this 14th day of January, 2026.

Sparkle Rentals, LLC

BY: _____
Frank W. Hickman
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Frank W. Hickman with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Member respectively of Sparkle Rentals, LLC the within named bargainer, and that he as such Member being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this, 14th day of January, 2026.

My Commission Expires: 1/24/28

_____
Notary Public

PATRICIA NICHOLLS
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Emma Howard, 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 1/14/2026 (date of document).

Affiant Signature

1/14/2026
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 14 day of January, 2026.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL