Karen Johnson Davidson County
Batch# 275163 DEEDWARR
08/22/2019 10:39:30 AM 3 pgs
Fees: $18.00 Taxes: $854.70
20190822-0084526

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 7, 2020

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $231,000.00

Dana Park
Affiant

Subscribed and sworn to before me, this 21st day of August, 2019.

Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Ja Aung	Quicken Loans, Inc.	**174010A07100CO**
1044 Shire Drive	1050 Woodward Ave	
Antioch, TN 37013	Detroit, MI 48226	

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 ACKNOWLEDGE, WE,

Andrew J. Maley, and Rachel A. Kitts, now known as Rachel Maley, Married

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

Aung Ja, a married man

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 32, Phase I, Section I, First Amendment Rivendell Woods, as shown on plat of record in Instrument No. 20070329-0037618, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Andrew J. Maley, an unmarried man and Rachel A. Kitts, an unmarried woman, by Warranty Deed from Joel Musee and Jennifer Musee (F/K/A Jennifer Enchill), husband and wife, dated October 22, 2014, of record in Instrument No. 20141024-0098193, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Restrictions of record in Instrument No. 20061207-0151493 and 20070130-0012386, amended at Instrument No. 20070329-0037618, Instrument No. 20070607-0068416, amended at Instrument No. 20080722-0074876, said Register's Office.

HOA Charter of record in Instrument No. 20081031-0108933, said Register's Office.

Easements of record in Book 4215, page 632, Instrument No. 20040702-0079201, Instrument No. 20070522-0061016, Book 9487, page 908, said Register's Office.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20031104-0161896, said Register's Office.

Ingress/Egress to Family Cemetery as set out of record in Instrument Number 20040702-0079201, said Register's Office.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 1044 Shire Drive, Antioch, TN 37013.

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 in 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.

_____ Date: 8/21/19
Andrew J. Maley

_____ Date: 8/21/19
Rachel Maley

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Andrew J. Maley and Rachel Maley, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21ST day of AUGUST, 2019.

_____
NOTARY PUBLIC

ROBERT HOUSTON ANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 9/6/22

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or custodian of the electronic version of the attached document tendered for registration herewith, and that this is a true and correct copy of the original document executed and authenticated according to law.

Penny Y. Ray

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022

Notary Seal (if on paper)