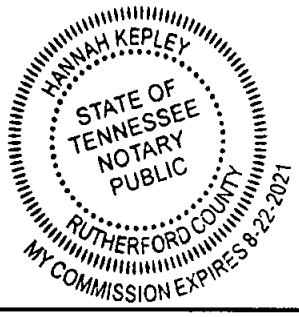
WARRANTY DEED



State of Tennessee
County of ~~Davidson~~ Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,900.00

Amanda E Barnes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of August, 2019

Hannah Kepley
Notary Public

MY COMMISSION EXPIRES: 8.22.21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Amanda Ritter Matthew Ritter	Quicken Loans, Inc.	15003003600
(NAME)	(NAME)	
3425 Timber Trail	1050 Woodward Ave.	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Detroit, MI 48226	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 277175 **DEEDWARR**
08/28/2019 09:56:29 AM 2 pgs
Fees: $13.00 Taxes: $887.63

20190828-0086673

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Jennifer Hopson and Mikell Lucus Hopson** (f.k.a. Kathryn M. Lucus), a married couple, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Amanda Ritter and Matthew Ritter, wife and husband,** 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:

Being all of Lot No. 22, on the Plan of The Country, Section Two, according to the plat thereof, recorded in Plat Book 5050, Page 40, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Jennifer Hopson and Kathryn M. Lucus, with right of survivorship, by Quitclaim Deed from Jennifer Hopson, dated 3/31/09 and recorded 4/1/09 in Instrument No. 20090401-0029450; and being the same property previously conveyed to Jennifer Hopson, unmarried, by Warranty Deed from Carol J. Ninfo, and husband, Michael J. Ninfo, dated 4/23/01 and recorded 4/24/01 in Instrument No. 20010424-0040566, Register's Office for Davidson County, Tennessee. The said Kathryn M. Lucas aka Kathryn Mikell Lucus is now known as Mikell Lucus Hopson per Court Order legally changing her name filed October 15, 2014 at the Clerk and Master in Davidson County Chancery Court, Nashville Tennessee in File Number 14-1467-IV.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 3425 Timber Trail, Antioch, TN 37013
(House Number) (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 my/our hands this 26th day of August, 2019.

Jennifer Hopson

Mikell Lucus Hopson

State of Tennessee
County of Davidson

Personally appeared before me Jennifer Hopson and Mikell Lucus Hopson, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 26th day of August, 2019.

Notary Public
My Commission Expires: 12-20-2020

File No.: 14116

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020