Name and Address of New Owner:
Jessie Hoey
344 Timberway Circle
Nashville, TN 37214

Send Tax Statements To:
Quicken Loans Inc. ISAOA
1050 Woodward Ave
Detroit, MI 48226-1906

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MR-20020193

Map and Parcel: 108-07-0B-105.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Brian K. Downey, an unmarried man**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Jessie Hoey, a single man**, hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Certain interest in land in Davidson County, Tennessee, being Unit No. 105-I of Timber Lake Condominiums created under Title 66, Chapter 27, Section 101, et seq. as amended, Tennessee Code Annotated, and established by Master Deed of record in Book 6549, Page 475, Register' s Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Units as set forth in Exhibit "A-1" of said Master Deed. Reference is hereby made to the plat of Timberlake Condominium, as set forth in Exhibit "A-2" of said Master Deed for a more complete identification and description of such unit.

Being the same property conveyed to Brian K. Downey, an unmarried man by Warranty Deed from Dianeta Jaupi and husband, Stfan A. Jaupi of record in Instrument No. 20080613-0061262 Register's Office for Davidson County, Tennessee, dated June 12, 2008 and recorded on June 13, 2008.

This conveyance is subject to the following: Master Deed establishing a Horizontal Property Regime of Timber Lake Condominiums of record in Book 6549, Page 475, Book 6561, Page 141 and Book 7153, Page 617; Subject to all matters shown on the Plan of record in Plat Book 6250, Page 219; By-Laws of record in Book 6549, Page 520; Easement of record in Book 7098, Page (s) 120 and 154, Deed Book 5856, Page 80, Deed Book 6587, Page 204 and Deed Book 10262, Page 46; Easements, conditions of record in Book 6250, Page 219 and Book 5200, Page 342; Charter of record in Book 6546, Page 947; Grant of Easement of record in Instrument Number 20180207-0012286; all of the said Register's Office.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 344 Timberway Circle, Nashville, TN 37214

Karen Johnson Davidson County
Batch# 373723 DEEDWARR
03/17/2020 01:32:30 PM 3 pgs
Fees: $18.00 Taxes: $592.00
20200317-0029564

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, his heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 hand this 11th day of March, 2020.

Brian K. Downey

State of Ohio

County of Cuyahoga

Personally appeared before me, Brian K. Downey with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 11th of March, 2020.

Notary Public
My Commission Expires 9/15/2023

GRACE A REICHARD - NOTARY PUBLIC
COMM EXP: SEP 15, 2023
STATE OF OHIO

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $160,000.00.

Affiant Signature

Subscribed and sworn to before me, this 11th day of March, 2020.

Notary Public
My Commission Expires: 9/15/2023

GRACE A REICHARD - NOTARY PUBLIC
COMM EXP: SEP 15, 2023
STATE OF OHIO

True Copy Certification

I, Lynn Vaught, do hereby make oath that I am a licensed attorney and/or the 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.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Sarah Carter, a notary public for this county and state, Lynn Vaught who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 05/23/2023

SARAH CARTER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY