Karen Johnson Davidson County
Batch# 435436 DEEDWARR
07/10/2020 12:53:30 PM 3 pgs
Fees: $18.00 Taxes: $876.90
20200710-0075534

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $237,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES: 4/3/23 (AFFIX SEAL)

JAMIE C. POLK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

G-ZS-20-0607

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)
Ian Edward Isabelle	**Quicken Loans, LLC**	
(NAME) **607 Selsey Court North**	(NAME) **P.O. Box 6577**	**064-16-0C-024.00-CO**
(ADDRESS) **Hermitage, TN 37076**	(ADDRESS) **Carol Stream, IL 60197**	
(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, **COURTNEY AUSTIN, A MARRIED WOMAN**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **IAN EDWARD ISABELLE, A SINGLE MAN,** 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. 105 on the Plan of Second Revision Section One, Wembley Downs of record in Plat Book 7900, Page 301, 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 Courtney A. Owen, an unmarried woman by Warranty deed from Jennifer Tramel Percy and Paul Percy, wife and husband as joint tenants with right of survivorship of record in Instrument No. 20150827-0086725 Register's Office for Davidson County, Tennessee, dated August 26, 2015 and recorded on August 27, 2015.

Courtney A. Owen having since married and is now known as Courtney Austin. Thomas Austin joins in the execution of this Warranty Deed to convey any and all martial interest he may have to said property.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 7900, Page 301, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 8304, Page 623; as amended in Book 8447, Page 633; Book 8587, Page 268; Book 8646, Page 529 and Book 8797, Page 915, Register's Office for Davidson County, Tennessee.
- By-Laws of Wembley Downs of record in Book 9522, Page 349, in the Register's Office for Davidson County, Tennessee.
- Charter of Wembley Downs of record in Book 8404, Page 718, in the Register's Office for Davidson County, Tennessee.
- QuitClaim Deed for common areas to Wembley Downs Homeowner's Association of record in Book 8405, Page 408, in the Register's Office for Davidson County, Tennessee.
- all matters shown on Boundary Plat of record in Book 8250, Page 6, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20140328-0025665 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: **607 Selsey Court North, 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.

Witness my/our hand(s) this the 9th DAY OF JULY, 2020.

Courtney Austin

Thomas Austin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, COURTNEY AUSTIN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th of July, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS AUSTIN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th of July, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Anita Lester, 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 DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester 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: 1/3/23
Notary' Seal (if on paper)

