(1)

WARRANTY DEED

Karen Johnson Davidson County
Batch# 538349 DEEDWARR
12/18/2020 02:11:04 PM 2 pgs
Fees: $13.00 Taxes: $1,098.90

20201218-0150422

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $297,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of December, 2020

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

mw-1

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Doris Hopper	Quicken Loans, LLC	141-06-0-C-031.00
(NAME)	(NAME)	
3700 Springwater Drive	PO Box 6577	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Carol Stream, IL 60197	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, we, **Jonathan Wesley Althoff and Shea Dionne Althoff, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Doris Hopper, a single woman,** 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 No. 37 on the Plan of Riverbridge Community, Phase 1A, of record in Instrument No. 20030213-0019997, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Jonathan Wesley Althoff and Shea Dionne Althoff, Husband and Wife, by Warranty Deed from Michael J. Wehr, a single man, dated February 7, 2014, of record in Instrument No. 20140219-0014106, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 3700 Springwater Drive, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is subject to the following: Taxes for the year 2021, which by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Instrument No. 20030213-0019997; restrictions of record in Instrument No. 20030205-0016044 and Instrument No. 20030303-0027396; easement for communications of record in Instrument No. 20121114-0104692 and Instrument No. 20140114-0003778; easement for right of way dedication of record in Instrument No. 20081208-0118318; easement for railroad of record in Book 1298, page 244; easement for public utilities of record in Book 7601, page 415; Stormwater Detention Agreement of record in Instrument No. 20021217-0155374; conveyance of common area/ open space to Homeowners Association of record in Instrument No. 20030303-0027395 and Instrument No. 20030303-0027398; all of record in the Register's Office for Davidson County, Tennessee.

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 15th day of December, 2020.

Jonathan Wesley Althoff

Shea Dionne Althoff

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Jonathan Wesley Althoff and Shea Dionne Althoff, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 15th day of December, 2020.

Notary Public
My Commission Expires:

File No.: 33170