Karen Johnson Davidson County
Batch# 585948 DEEDWARR
03/05/2021 12:58:30 PM 2 pgs
Fees: $13.00 Taxes: $869.50
20210305-0029335

WARRANTY DEED

KENYON J. SALES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 09, 2023

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF FEBRUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: May 9, 2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Mt. Juliet, 545 N. Mt. Juliet Rd, Ste 1102, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Alison Atwood and Justin Atwood	Quicken Loans, LLC	Parcel ID: 075 09 0 256.00
(NAME) 271 Bonnaspring Dr	(NAME) 1050 Woodward Ave	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Detroit, MI 48226-1906	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 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, I/WE, **Dietmar C. Blank, unmarried and Janet R. Blank, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Alison Atwood and Justin Atwood, 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:

Land in Davidson County, Tennessee, being Lot No. 1121, on the Plan of Section Nine, Hermitage Hills, of record in Plat Book 3600, Page 97, Register's Office for Davidson County, Tennessee, to which Plan reference is made for a complete description.

Being the same property conveyed to Dietmar C. Blank and wife, Janet R. Blank, by Warranty Deed from Glen Edward Biggers, unmarried, of record in Book 9312, Page 441, in the Register's Office of Davidson County, Tennessee, dated March 25, 1994 and recorded on April 14, 1994.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 271 Bonnaspring Dr, Hermitage, TN 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 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 26th day of February, 2021

Dietmar C. Blank by Jim Toothman, Attorney in Fact

Janet R. Blank

STATE OF TENNESSEE

COUNTY OF WILSON

Before me, a Notary Public for the County of Wilson and State of Tennessee, personally appeared Jim Toothman, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Dietmar C. Blank, as Attorney-in-fact, and acknowledged that he executed the same as the free act and deed of Dietmar C. Blank, for the purposes therein contained.

Witness my hand and official seal, this the 26th day of February, 2021.

Notary Public

My Commission Expires: 6/13/2024

(SEAL)

JENNIFER GENTRY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE

COUNTY OF WILSON

I, the undersigned, a Notary Public for the County of Wilson and State of Tennessee, do hereby certify that Janet R. Blank personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 26th day of February, 2021.

Notary Public

My Commission Expires: 6/13/2024

(SEAL)

JENNIFER GENTRY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

True Copy Certification

I, Tameika Jones, do hereby make the 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.

Tameika Jones

State of Tennessee

County of Williamson

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

MTJ-2100667FC

My Commission Expires: 7/22/2022

CHRISTIE PERRY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY