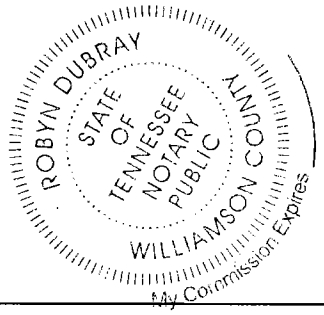
# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF ~~Rutherford~~
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 325,000

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF May, 2021

Notary Public

MY COMMISSION EXPIRES: 1-19-2025

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Jeremy Lowe | Quicken Loans | |
| (NAME) | (NAME) | |
| 1452 Aaronwood Drive | 1050 Woodward Avenue | 063160B21800 |
| (ADDRESS) | (ADDRESS) | |
| Old Hickory, TN 37138 | Detroit, MI 48226-1906 | |
| (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 considerations, the receipt of which is hereby acknowledged, We, **Christopher Alan Warden and Melissa Warden**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Jeremy Lowe, a married man, hereinafter called the GRANTEE(S), his/her/their 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. 300 on the Plan of Hampton Park (formerly Chitwood Downs, a Planned Unit Development) of record in Plat Book 6900, Page 550, 551, and 552 and Certificate of Correction of record in Book 7462, Page 445, and by an Amendment to Change Name of record in Book 8181, Page 112, all of record in the Register's Office Davidson County, Tennessee, to which plat references is hereby made for a more complete legal description.

Being the same property conveyed to Christopher Alan Warden, their heirs and assigns by Warranty Deed from Michael D. Kowitz, dated 12/31/2008 and recorded 01/13/2009, of record in Instrument 200901130003100, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) All matters shown on the plat of record in Plat Book 6900, Page 550, 551 and 552 and Certificate of Correction of record in Book 7462, Page 445 and by an Amendment to Change Name of record in Book 8181, Page 112, (2) Covenants, conditions, easements and restrictions recorded in Book 7351, Page 852 and Amendment Declarations of record in Book 7451, Page 739 and Book 8336, Page 393, (3) Easements of recorded in Book 7460, Page 930 and Book 7489, Page 515, (4) Easement contained in Quitclaim Deed of recorded in Book 8207, Page 276, (5) Agreement for Dedication of Easement for Public Utilities Easement recorded in Book 8657, Page 179, (6) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Easement recorded in Book 11030, Page 740 and Book 11030, Page 785, (7) Charter of Chitwood Downs Homeowners Association of record in Book 7431, Page 204, (8) Charter of Hampton Park Homeowners Association of record in Book 8517, Page 762, Articles of Amendment of record in Book 8833, Page 216, (9) Warranty Deed conveys to Hampton Park Homeowners Association of record in Book 8951, Page 797, Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 632860 DEEDWARR
05/11/2021 08:40:30 AM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20210511-0062922

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.

unimproved ☐

This is improved ☒ 1452 Aaronwood Drive, Old Hickory, TN 37138

(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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 29 day of JANUARY, 2021

Christopher Alan Warden

Melissa Warden

State of Tenn
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Christopher Alan Warden, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 29 day of January, 2021

My Commission Expires March 8, 2022

Notary Public:

My Commission Expires: My Commission Expires March 8, 2022

TED G MATTHEWS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

State of Tenn
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Melissa Warden, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 29 day of January, 2021

Notary Public:

My Commission Expires: My Commission Expires March 8, 2022

TED G MATTHEWS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

## CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

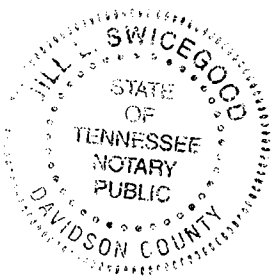
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL) 


Notary Public

My Commission Expires: July 9, 2022

900