Karen Johnson Davidson County
Batch# 642377 DEEDWARR
05/21/2021 02:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,206.20
20210521-0069592

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $326,000.00.

Affiant

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: 6.13.22
(AFFIX SEAL)

B-SB-ELAM-21-1381

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)
Martin G. Gagnon and Rosie Gagnon	Quicken Loans, LLC	
(NAME)	(NAME)	**164-04-0C-120.00-CO**
1381 Maritime Port	1050 Woodard Avenue	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	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 consideration, the receipt of which is hereby acknowledged, **KAILYN LEON AND ANDREW LEON, WIFE AND HUSBAND**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARTIN G. GAGNON AND ROSIE GAGNON,** 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. 120 on the Plan of Final Plat of Hamilton Run Subdivision, Phase 1, a Cluster Lot Subdivision of record in Plat at Instrument No. 20180510-0046576, and Surveyor's Certificate of Correction of record in Instrument No. 20180516-0046576, 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 a portion of the same property conveyed to OLE South Properties, Inc., a Tennessee Corporation by Warranty deed from OLE South/Craighead Joint Venture, a Tennessee Joint Venture of record in Instrument No. 20181107-0110299 Register's Office for Davidson County, Tennessee, dated November 02, 2018 and recorded on November 07, 2018.

Being the same property conveyed to Kailyn Leon and Andrew Leon, wife and husband by Warranty deed from OLE South Properties, Inc., a Tennessee Corporation of record in Instrument No. 20190401-0028976 Register's Office for Davidson County, Tennessee, dated March 26, 2019 and recorded on April 01, 2019.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20180510-0044934, Surveyor's Certificate of Correction recorded in Instrument No. 20180516-0046576, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20190107-0001448, Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewers and/or Storm Drainage, Water Main, Pumps, and appurtenances contained in Instrument of record in Instrument Number 20160802-0079381, Instrument No. 20180302-0020008, and in Instrument No. 20180312-0023073, in the Register's Office for Davidson County, Tennessee.
- Grant of Utility Line Easement to the Metropolitan Government of Nashville and Davidson County of record in Instrument Number 20160413-0035292, in the Register's Office for Davidson County, Tennessee.
- Grant of Transmission Line Easement to the United States of America of record in Book 2336, Page 541, and in Book 4441, Page 754, in the Register's Office for Davidson County, Tennessee.
- Right of Way Easement granted in Davidson County, Tennessee of record in Book 2544, Page 448, in the Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20170714-0070732, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1381 Maritime Port, Antioch, Tennessee 37013**.

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 14th DAY OF MAY, 2021.

Kailyn Leon

Kailyn Leon

Andrew Leon

Andrew Leon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KAILYN LEON, 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 14th of May, 2021.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

DAVIDSON COUNTY
WILLIAM E. GRONES
STATE OF TENNESSEE NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANDREW LEON, 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 14th of May, 2021.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

DAVIDSON COUNTY
WILLIAM E. GRONES
STATE OF TENNESSEE NOTARY PUBLIC

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

Certification of Authenticity
for Electronically Filed Document

I, **W. Aaron Fortner**, 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.

State of Tennessee)
)
County of Williamson)

Personally appeared before me, **Lori Warren**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

MY COMMISSION EXPIRES: 6.13.2022

NOTARY'S SEAL:

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY