WARRANTY DEED

Karen Johnson Davidson County
Batch# 643288 DEEDWARR
05/24/2021 03:14:08 PM 3 pgs
Fees: $18.00 Taxes: $1,609.50

20210524-0070244

G-SB-VRES-21-6228

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

KATE NYQUIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-6-2021

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)
Ranse M Partin	**United Wholesale Mortgage, LLC**	
(NAME)	(NAME)	**090-12-0-191.00**
4200 Northside Parkway NW Building One Suite 300	**585 South Blvd. E.**	
(ADDRESS)	(ADDRESS)	
Atlanta, GA 30327	**Pontiac, MI 48341-3163**	
(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, **MEGHAN DOYLE AND EAMON K. DOYLE, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RANSE M PARTIN, A MARRIED 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. 220 on the Plan of Charlotte Park, Section III, of record in Book 2663, Page 70, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said Lot No. 220 fronts 77.0 feet on the easterly margin of Henry Ford Drive and extends back 263.5 feet on the northerly line and 296.5 feet on the southerly line to a dead line in the rear, measuring 57.0 feet thereon.

Being the same property conveyed to W. Aaron Fortner Trustee by Quitclaim Deed fromMeghan Murray and Eamon K. Doyle, dated May 12, 2017 and recorded on May 18, 2017 and within the same deed the said W. Aaron Fortner, Trustee conveyed his interest in the subject property to Meghan Murray and Eamon K. Doyle, as joint tenants with right of survivorship all of record in Instrument No. 220170518-0049529, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Meghan Murray, an unmarried woman by Warranty deed from James M. Erskine and Justin M. Erskine, both unmarried as joint tenants with right of survivorship of record in Instrument No. 20170518-0049527 Register's Office for Davidson County, Tennessee, dated May 12, 2017 and recorded on May 18, 2017.

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 in Plat Book 2663, Page 70, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2803, Page 210, in the Register's Office for Davidson County, Tennessee.
- Rights, conditions, obligations and restrictions in regard to use of a sewerage system stated in an agreement between Consolidated Development Company, Inc. and the City of Nashville of record in Book 2593, Page 566, 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: **6228 Henry Ford Drive, Nashville, Tennessee 37209**.

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 19th DAY OF MAY, 2021.

Meghan Doyle

Eamon K. Doyle

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MEGHAN DOYLE, 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 19th of May, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EAMON K. DOYLE, 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 19th of May, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)

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

CALIFORNIA CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of Los Angeles)

On May 19th, 2021 before me, Patricia S. Stoddard, Notary Public
(here insert name and title of the officer)

personally appeared Meghan Doyle and Eamon K. Doyle

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Patricia Stoddard

PATRICIA S. STODDARD
COMM. #2328228
Notary Public - California
Los Angeles County
My Comm. Expires May 26, 2024

(Seal)

Optional Information

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of _____

_____,

containing _____ pages, and dated _____.

The signer(s) capacity or authority is/are as:

- ☐ Individual(s)
- ☐ Attorney-in-Fact
- ☐ Corporate Officer(s) _____ Title(s)
- ☐ Guardian/Conservator
- ☐ Partner - Limited/General
- ☐ Trustee(s)
- ☐ Other: _____

representing: _____ Name(s) of Person(s) or Entity(ies) Signer is Representing

_____.

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:
○ form(s) of identification ○ credible witness(es)

Notarial event is detailed in notary journal on:
Page # _____ Entry # _____

Notary contact: _____

Other

☐ Additional Signer(s) ☐ Signer(s) Thumbprint(s)

☐ _____

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