WARRANTY DEED

Karen Johnson Davidson County
Batch# 673406 DEEDWARR
07/08/2021 01:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20210708-0092233

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF JUNE, 2021

Notary Public

MY COMMISSION EXPIRES: 3/13/2022
(AFFIX SEAL)

MST 2021-1057 (Seller only)

APRIL D. WIDEMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jonathan Dobbs	Quicken Loans, LLC	173-09-0A-152.00-CO
(NAME)	(NAME)	
6940 Sunnywood Drive	1050 Woodward Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211-8565	Detroit MI 48226	
(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, **Nubia Elena Acevedo, joined by her husband, Jose D. Acevedo,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jonathan Nevin Dobbs, a single man** 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. 204 on the Plan of Section Two, Lenox Village II (formerly addition to Sugar Valley)Section Two, a Planned Unit Development, of record in Plat at Instrument No. 20030203-0014134, 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 the same property conveyed to Nubia Elena Acevedo, a married person by Warranty deed from Stones River Homes, Inc of record in Instrument No. 20041217-0150560 Register's Office for Davidson County, Tennessee, dated December 09, 2004 and recorded on December 17, 2004.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Taxes for the year 2021, a lien not yet due and payable. Subject to all matters shown on the Plan of record as Instrument No. 20030203-0014134, Register's Office of Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions with By-Laws of Lenox Village, a Traditional Neighborhood Development appended thereto, of record in Instrument No. 20020315-0032826, as supplemented in Instrument No. 20021226-0158458, Instrument No. 20031212-0178492, Instrument No. 20040526-0062220 (as corrected in Instrument No. 20050113-0005133), Instrument No. 20040526-0062221, Instrument No. 20050119-0006853 and Instrument No. 20050324-0032209, Instrument No 20050815-0096405, Instrument No. 20060120-0007914, (as corrected in Instrument No. 20060221-0020352 and Instrument No. 20060309-0027423), Instrument No. 20060321-0032383, Instrument No. 20060622-0074677, Instrument No. 20070103-0001284, Instrument No. 20070830-0104306 and Instrument No. 20080326003043 9, Register's Office of Davidson County, Tennessee, and in any allied instrument(s) referred to in said restrictions, Master Deed establishing a Horizontal Property regime of Lenox Village, A Traditional Neighborhood Development, and recorded in Instrument No. 20020315-0032825 as supplemented in Instrument No. 20021226-0158459, Instrument No. 20040526-0062221, Instrument No. 20060120-0007913,

Instrument No. 20060321-0032382 and Instrument No. 20080326-0030449, Register's Office of Davidson County, Tennessee. Charter of Lenox Village Town Center Homeowner's Association of record in Instrument No. 20031016-0153550, Register's Office of Davidson County, Tennessee. Charter of Lenox Village Neighborhood Homeowner's Association of record in Instrument No. 20020412-0045831, Register's Office of Davidson County, Tennessee. Quitclaim Deed for common areas to Lenox Village Neighborhood Homeowner's Association of record in Instrument No. 20020510-0053757 and Instrument No. 20020507-0056338, Register's Office of Davidson County, Tennessee. Easement(s) of record in Instrument No. 20030923-0140666 and Instrument No. 20040310-0027422, Register's Office of Davidson County, Tennessee. Stormwater Detention Agreement of record in Instrument No. 20020408-0042676 and Instrument No. 20020628-0078164, Register's Office of Davidson County, Tennessee. Easements & Restrictions of record in Instrument No. 20010703-0070467, Register's Office of Davidson County, Tennessee.

This property, known as 6940 Sunnywood Drive, Nashville, TN 37211-8565
(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 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 my/our hand(s) this 28th DAY OF June, 2021.

Nubia Elena Acevedo

Nubia Elena Acevedo

Jose D. Acevedo

Jose D. Acevedo

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Nubia Elena Acevedo,and husband, Jose D. Acevedo, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 28th day of June, 2021.

Notary Public

My commission expires: 7-20-2024

(SEAL)

YVETTE LYN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-20-2024

TRUE COPY CERTIFICATION

I, D. Shayne Adair, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on June 28, 2021.

D. Shayne Adair

July 2, 2021
Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 2nd day of July, 2021.

April D. Wideman
Notary Public
My Commission Expires: 03/13/2022

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY