Karen Johnson Davidson County
Batch# 691443 DEEDWARR
08/05/2021 12:46:30 PM 3 pgs
Fees: $18.00 Taxes: $1,135.90
20210805-0105535

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $307,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of August, 2021.

Notary Public
MY COMMISSION EXPIRES: 7-17-22
File No. G21-13303

AMY FREDRICKSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Nathan Marrs and Sarah Marrs	Rocket Mortgage fka Quicken Loans, LLC	161-10-A-91-CO
(NAME)	(NAME)	
5481 Village Way	1050 Woodward Ave.	
(STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37211	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 GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Richard A. Ketter, an unmarried man**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nathan Marrs and Sarah Marrs, husband and wife**, 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. 15 on the Plan of Phase One, Villages of Brentwood, of record in Plat Book 5200, page 613, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Richard A. Ketter, a single man by Deed dated September 26, 2018 from Shirley Kompa, as surviving tenant by the entirety, recorded September 27, 2018, in Instrument Number 20180927-0095863, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2020 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 5481 Village Way, Nashville, TN 37211.

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. Whenever 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 3rd day of August, 2021.

Richard A. Ketter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of August, 2021, before me personally appeared Richard A. Ketter, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 3rd day of August, 2021.

NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 08-27-2022

Notary Signature
My commission expires:

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Certificate of Authenticity
for Electronically Filed Document

I, Amanda Minor, 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 August 3, 2021 (date of document).

Date: August 4, 2021

Affiant Signature

State of Tennessee)
)
County of Williamson)

Sworn to and subscribed before me this 4th day of August, 20 21.

Notary's Signature

MY COMMISSION EXPIRES: 7-17-22

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON