6

WARRANTY DEED

Karen Johnson Davidson County
Batch# 712564 DEEDWARR
09/10/2021 08:51:18 AM 2 pgs
Fees: $13.00 Taxes: $1,313.50

20210910-0121178

JUSTIN D. TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00

Theresa L Smith
Affiant

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

Notary Public Justin D. Tatum

MY COMMISSION EXPIRES: September 06, 2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Thomas Brittain	Rocket Mortgage, LLC	11903015700
(NAME)	(NAME)	
517 Foothill Drive	1050 Woodward Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Detroit, MI 48226-1906	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Eilene Hitchcox one and the same as Tonnie Wilene Hitchcox,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Thomas Brittain, 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:

Being Lot No. 85 on the Plan of Hill-N-Dale, Section 2, as of record in Book 4175, Page 5, said Register's Office, to which plan reference is made for a more complete description.

Being the same property conveyed to Wallace V. Hitchcox and wife, Eilene Hitchcox by deed dated March 6, 1981 from Johnnie R. Carnathan and wife, Reba M. Carnahan of record in Book 5718, Page 760 as corrected in Book 5722, Page 936, Register's Office for Davidson County, Tennessee. The said Wallace V. Hitchcox has since died on September 15, 2011 survived by his wife, Eilene Hitchcox. Being one and the same as Tonnie Wilene Hitchcox. Pursuant to order of the Probate Court of Wilson County, Tennessee case No. 2019PRJ316, William Brian Hitchcox was appointed Conservator of the person and property of Tonnie Wilene Hitchcox.

The said Eilene Hitchcox is one and the same as Tonnie Wilene Hitchcox.

Property address: 517 Foothill Drive, Nashville, TN 37217

unimproved ☐

This is improved ☑ property, known as 517 Foothill Drive, Nashville, TN 37217
(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 hands this 3rd day of September, 2021.

Eilene Hitchcox a/k/a Tonnie Wilene Hitchcox

By: William B Hitchcox Conservator
William Brian Hitchcox, Conservator

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, William Brian Hitchcox with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Conservator of Eilene Hitchcox a/k/a Tonnie Wilene Hitchcox By: William Brian Hitchcox, Conservator a/k/a Tonnie Wilene Hitchcox and that he as such Conservator executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Conservator.

WITNESS my hand and seal this 3rd day of September, 2021.

Notary Public Justin D. Tatum
My Commission Expires: September 06, 2022



File No.: 21-Brittain