Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-VRES-21-2436

This Instrument Prepared by ~~and Return to:~~
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $305,555.00.

Affiant

LINDSAY M. BLAKELY NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 09/02/2024 DAVIDSON COUNTY

Subscribed and sworn before me this the 14th day of September, 2021.

Notary Public
My commission expires:

Karen Johnson Davidson County
Batch# 719369 DEEDWARR
09/17/2021 03:10:37 PM 2 pgs
Fees: $13.00 Taxes: $1,130.55

20210917-0125495

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Jessica Wendorf	Rocket Mortgage, LLC,	135-12-0E 019.00
2436 Nashboro Blvd	1050 Woodward Ave	
Nashville, TN 37217	Detroit, MI 48226-1906	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, HAPPY NEST, LLC, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JESSICA WENDORF, A SINGLE WOMAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit 219 of Phase One, Nashville Village - Tract 21, a Horizontal Property Regime with Private Elements, as shown on plan attached to Second Amendment to Declaration of Covenants, Conditions and Restrictions for Fairway Pointe Homeowner's Association, Inc., of Record in Instrument No. 20031118-0168332, Register's Office for Davidson County, Tennessee; said Second Amendment having subjected Phase One, Nashville Village - Tract 21 to the Restrictions and Bylaws of the Fairway Pointe Homeowner's Association, Inc.

Being the same property conveyed to Happy Nest, LLC, by deed dated 10/24/2016, from Nathan S. Basseen, of record in Instrument No. 20161025-0112740, Register's Office for said County.

Also being the same property conveyed to Nathan S. Basseen, married, by deed dated 03/28/2011, from The Bank of New York Mellon Trust Company, National Association, as Grantor Trustee of the Protium Master Grantor Trust, of record in Instrument No. 20110408-0027215, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2436 Nashboro Blvd, Nashville, TN 37217.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

KB

Witness my hand this the 14th day of September, 2021.

Happy Nest, LLC

BY: Kristin Basseen

Kristin Basseen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Kristin Basseen, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon HER oath acknowledged HERSELF to be the MEMBER of the within named bargainor, a LLC, and that SHE, as such MEMBER, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by the said Kristin Basseen as such MEMBER.

Witness my hand and official seal this 14th day of September, 2021.

My commission expires:

9-6-22

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY