WARRANTY DEED

Karen Johnson Davidson County
Batch# 722022 DEEDWARR
09/22/2021 03:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,298.70
20210922-0127670

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $351,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires March 3, 2025
(AFFIX SEAL)

THOMAS D. LARSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Darla Horton	Rocket Mortgage, LLC	Parcel ID: 135-16-0A-062.00-000
(NAME) 2517 Somerset Drive	(NAME) 1050 Woodward Avenue	
(ADDRESS) Nashville, TN 37217	(ADDRESS) Detroit, MI 48226-1906	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 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, I/WE, **Houston K. Steele, a single man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Karla Horton, a married woman and Frank Horton, her husband and Darla Horton, a single woman, as joint tenants with rights of survivorship**, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 73 on the Plan of Subdivision for Tracts 8, 9 and 10 of Nashboro Village of record in Plat Book 5200, Page 186, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Houston K. Steele, a single man, By Warranty Deed from Peyton Warren Neugent, married dated October 29, 2018 recorded October 31, 2018, of record as Instrument No. 20181031-0107888 Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 2517 Somerset Drive, 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 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 our hands this 17 day of Sep, 2021

Houston K. Steele

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Houston K. Steele, a single man, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th day of September, 2021.

Notary Public

My Commission Expires: My Commission Expires March 3, 2025

(SEAL)

THOMAS D LARSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Tonya Loftin, 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 **September 17, 2021**.

Date

Tonya Loftin
Affiant Signature

September 21, 2021
Date

State of TN

County of Rutherford

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

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022
Date

Notary's Seal (if on paper)