Karen Johnson Davidson County
Batch# 725295 DEEDWARR
09/28/2021 12:36:30 PM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20210928-0130217

**WARRANTY DEED**

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00.

Vicki Bolton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 12/22/21
(AFFIX SEAL)

DEBORAH A. RAND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-22-2021

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title & Escrow Series, LLC, 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Renee Augugliaro | Rocket Mortgage | 117-15-0A-160.00-000 |
| (NAME) | (NAME) | |
| 1900 Richard Jones Road Q4 | 1050 Woodward | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37215 | Detroit, MI 48226 | |
| (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 Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Michael K. Dodson and Gabrielle C. Dodson, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Renee Augugliaro, a single woman,** hereinafter called the Grantee, her 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, State of Tennessee, being Parcel No. 160. Being Unit Q-4, in a Horizontal Property Regime, located on the Plat of Green Hills Terrace, of record in Book 5200, Page 64, 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 Michael K. Dodson and Gabrielle C. Dodson, husband and wife, By Warranty Deed from Barbara J. Moore, unmarried dated November 20, 2015 recorded November 24, 2015, of record as Instrument No. 20151124-0119143 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.

This is improved property, known as 1900 Richard Jones Road, Q4, Nashville, TN 37215

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns forever; and we do covenant with the said Grantee 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 Grantee, her 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 24th day of September, 2021.

Michael K. Dodson

Gabrielle C. Dodson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Michael K. Dodson and Gabrielle C. Dodson, husband and wife, 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 24th day of September, 2021.

DAWN D. CHASE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission expires on 02/21/2022
WILLIAMSON COUNTY

Notary Public

My Commission Expires:

(SEAL)

## CERTIFICATE OF AUTHENTICITY

I, Deborah Rand do hereby make oath that I am a licensed attorney and/or 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 9-24-2021.

Affiant
Date: 9-27-2021

STATE OF TENNESSEE
COUNTY OF Sumner

Sworn to and subscribed before me this 27th day of September, 2021

Notary Public

My Commission Expires:

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024