Karen Johnson Davidson County
Batch# 742182 DEEDWARR
10/25/2021 09:16:30 AM 3 pgs
Fees: $18.00 Taxes: $2,312.50
20211025-0142722

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P21-30834

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 625,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF OCTOBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 3.10.2024

(AFFIX SEAL)

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jonathan H. Homco | Rocket Mortgage | MAP 129-06-0- |
| 6604 Ormond Drive | 1050 Woodward Ave. | PARCEL 019.00 |
| Nashville, TN 37205 | Detroit MI 48226 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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 HEREBY ACKNOWLEDGED, I, **Ronald E. Siemanski, a single person**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jonathan H. Homco and Amanda E. Homco, 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 Lots No. 157 and 158 on the Plan of West Meade Park, Inc, Section 4 of record in Plat Book 3300, Page (s) 68 and 69, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Ronald E. Siemanski and wife, Constance Siemanski by Warranty deed from James N. Augustine and wife, Tyra W. Augustine of record in Book 4832, page 213, Register's Office for Davidson County, Tennessee, dated July 03, 1974 and recorded on July 08, 1974. The said Constance. Siemanski has since died.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is property known as **6604 Ormond Drive, Nashville, TN 37205.**

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-13615-DJ

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 the 20th day of October, 2021.

Ronald E Siemanski

Ronald E. Siemanski

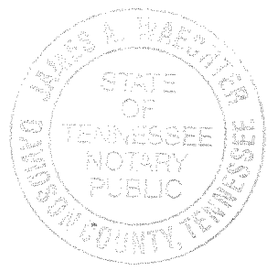
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ronald E. Siemanski** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 20th day of October, 2021.

My Commission expires: 1-8-24

Notary Public



- **The text of a certification of an electronic document must be in the following form.**

**I,** Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 10/20/21 **(date of document).**

Kirsten Virden

**Affiant Signature**

**Date:**

**State of** Tennessee

**County of** Davidson

**Sworn to and subscribed before me this** 20 **day of** October, **2** 021.

Rachel Marie Collins

**Notary Signature**

**MY COMMISSION EXPIRES:** 3.6.2024

**Notary's Seal (if on paper)**

