Karen Johnson Davidson County
Batch# 744674 DEEDWARR
10/27/2021 10:12:30 AM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20211027-0144215

This Instrument Prepared By:
Lee & Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, TN 37087

L&L#9978-B1

ADDRESS NEW OWNER:
Alison Elliott
1711 18th Avenue South, Unit B-1
Nashville, TN 37212

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Rocket Mortgage, LLC
1050 Woodard Avenue
Detroit, MI 48226-1906

Parcel ID:
104-08-0G-005.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michael Fears and Shelia Fears, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **Alison Elliott and Nicholas Elliott, wife and husband,** hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

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

Land in Davidson County, Tennessee, being Unit No. B-1, on the Horizontal Property Regime for Arlington Court Condominiums, as recorded in the Master Deed of record in Book 6806, page 22, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to Michael Fears and Shelia Fears, husband and wife by deed dated September 27, 2018 from Nancy Neblett Northington, unmarried, recorded October 3, 2018, in Instrument Number 20181003-0098040, Register's Office for Davidson County, Tennessee.

This is improved property known as 1711 18th Avenue South, Unit B-1, Nashville, TN 37212. Possession is to be given on October 25, 2021.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and do warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their 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.

WITNESS our hands this the 25th day of October, 2021.

Michael Fears

Shelia Fears

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Michael Fears and Shelia Fears, husband and wife,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 25th day of October, 2021.

NOTARY PUBLIC

My Commission Expires: 3/21/25

J DAVID LEE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

* * * * * *

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is **$320,000.00**.

AFFIANT

Subscribed and sworn to before me on this 25th day of October, 2021.

NOTARY PUBLIC

My Commission Expires: 3/21/25

J DAVID LEE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, 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 10.25.2021.

John M. Lee, Attorney

Date: 10.25.2021

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 25th day of October 2021.

Notary Public

MY COMMISSION EXPIRES:
12-02-2023

J.C. ROSS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY