Karen Johnson Davidson County
Batch# 747939 DEEDWARR
11/02/2021 02:20:30 PM 3 pgs
Fees: $18.00 Taxes: $1,028.60
20211102-0146681

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $278,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 27th day of October, 2021.

NOTARY PUBLIC

My commission expires:

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
MY COMMISSION EXPIRES DECEMBER 12, 2022
WILSON COUNTY

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER
Michael Driver and Rachel Driver	Rocket Mortgage, LLC	135120B01500
(NAME)	(NAME)	
2134 Nashboro Boulevard	1050 Woodard Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Detroit, MI 48226-1906	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Melissa J. Anderson, unmarried,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Michael Driver and Rachel Driver, husband and wife**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

BEING Unit No. 15 on the Plan of a Horizontal Property Regime Private Element Plat Nashboro Village, Tract 7, as shown by plat of record in Plat Book 11700, page 49, as amended by Plat Book 4660, page 156, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Melissa J. Anderson, unmarried by Warrqanty Deed from Lisa C. Colbert, unmarried, dated 03/13/2013 of record in 20130314-0025442, in the Register's Office for Davidson County, Tennessee.

This property is __unimproved _X_improved property known as: 2134 Nashboro Boulevard, Nashville, TN 37217.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 27th day of October, 2021.

Melissa J. Anderson

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Melissa J. Anderson, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th day of October, 2021.

Notary Public
My Commission Expires: 4/20/23

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, Celia Stewart-Rouse, 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 10/27/21.

Date

Celia Stewart-Rouse

Affiant Signature

10/27/21

Date

State of Tennessee

County of Wilson

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

Notary's Signature

My Commission Expires: 4/22/23

Date

Notary's Seal

