WARRANTY DEED

Karen Johnson Davidson County
Batch# 749068 DEEDWARR
11/03/2021 03:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20211103-0147388

File No.: RES-21-3201

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of October, 2021.

Notary Public

MY COMMISSION EXPIRES: 3/3/25
(AFFIX SEAL)

CARRIE CALLAHAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patrick Allbritten	Rocket Mortgage, LLC	133 02 0 013.00
(NAME)	(NAME)	
3201 Wingate Avenue Nashville, TN 37211	1050 Woodward Avenue Detroit, MI 48226	
(ADDRESS)	(ADDRESS)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **JANET K. ALLBRITTEN, A MARRIED WOMAN**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **PATRICK ALLBRITTEN, A SINGLE MAN**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 3 on the plan of the William Lee Subdivision of Roth Property, as of record in Book 1130, Page 67, Register's Office for said County, described as follows:

Beginning on the westerly margin of Wingate Avenue at the common corner of Lots Nos. 2 and 3; thence with the line between said two Lots, westwardly 160 feet to the easterly margin of Lot No. 4; thence with the easterly margin of said Lot No. 4, northwardly 75 feet to the southerly margin of Sunrise Avenue; thence with the southerly margin of said Avenue, eastwardly 136.87 feet to the beginning of a curve; thence around said curve in a southwestwardly direction 37.2 feet to the westerly margin of Wingate Avenue; thence with the westerly margin of said Avenue, southwardly 44.3 feet to the point of beginning.

Being the same property conveyed from Carl M. Barnes and wife, Florence H. Barnes, to A. Morris King and wife, Sue W. King, by Warranty Deed dated August 17, 1973, recorded August 20, 1973, in Book 4738, Page 658, in the Register's Office of Davidson County, Tennessee. A. Morris King died on November 26, 1981 leaving Sue W. King as surviving spouse. Further being the same property conveyed from Sue W. King to Sue W. King and Janet K. Allbritten (and reserving a life estate in Sue W. King) by Quitclaim Deed dated April 10, 2020, recorded April 10, 2000, in Instrument No. 200004100035671, in the Register's Office of Davidson County, Tennessee. Sue W. King having since died on October 15, 2007.

The subject property is neither the principal residence of Grantor nor her spouse or any dependent.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 3201 Wingate Avenue, Nashville, TN 37211
(House Number) (Street) (City or Town) (State) (Postal Zip)

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 GRANTEE(S) 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(S), 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 my/our hand(s) this 29th day of October, 2021

Janet K. Allbritten

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of October, 2021, before me personally appeared Janet K. Allbritten, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 29th day of October, 2021.

Notary Signature
My commission expires: 3/6/24

ADAM G LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:

Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210
(615) 515-7171

Certificate of Authenticity

I, Adam LaFevor, 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 October 29, 2021

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Affiant Signature

10/29/21
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 29 day of October, 2021.

Notary's Signature

My Commission Expires: 3/3/25

Notary's Seal

CARRIE CALLAHAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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