39B

WARRANTY DEED

Karen Johnson Davidson County
Batch# 753894 DEEDWARR
11/12/2021 11:41:24 AM 2 pgs
Fees: $13.00 Taxes: $1,461.50

20211112-0150812

MJ-KW-21-301

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/9/22
(AFFIX SEAL)

LYDIA H. WEAVER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2022

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Serj A. Kalfayan and Jasmine Paulina Day Kalfayan	~~NEW OWNER~~ Rocket Mortgage	
(NAME)	(NAME)	
301 Wellington Court	1050 Woodward Ave	**051-11-0A-001.00**
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Detroit, MI 48226	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **HENRY C. STINSON, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SERJ A. KALFAYAN AND JASMINE PAULINA DAY KALFAYAN, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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. 301 on the Plan of Wellington Square, a Planned Unit Development of record in Plat Book 6250, Page 675, as amended in Book 7013, Page 106, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Henry C. Stinson and wife, Ann G. Stinson by Warranty deed from Thelma Ellen Gossett of record in Instrument No. 20060914-0113853 Register's Office for Davidson County, Tennessee, dated September 13, 2006 and recorded on September 14, 2006.

Said Ann G. Stinson having since died on January 23, 2021 leaving Henry C. Stinson as surviving tenant by the entirety.

This conveyance is subject to:
- Taxes for the year 2021.
- Matters shown on the Plan of record in Plat Book 6250, Page 675, as amended in Book 7013, Page 106, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6680, Page 770, as amended in Instrument No. 20130225-0018590, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 6680, Page 794, in the Register's Office for Davidson County, Tennessee.
- Charter for Wellington Square Homeowners Association, Inc. of record in Book 6712, Page 30, as amended in Book 6987, Page 986, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance to Metro Government for Sanitary Sewer of record in Book 7026, Page 938, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **301 Wellington Court, Madison, Tennessee 37115**.

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(S), 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 the 9 DAY OF NOVEMBER, 2021.

Henry C. Stinson
Henry C. Stinson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 9th of November, 2021.

Kate Nyquist
Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires On
08/31/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212