WARRANTY DEED

Karen Johnson Davidson County
Batch# 765060 DEEDWARR
12/02/2021 09:50:34 AM 2 pgs
Fees: $13.00 Taxes: $3,407.70

20211202-0159582

O-WG-21-711

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $921,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/1/23

(AFFIX SEAL)

SANDY MCCOLLUM
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

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)
Heather Marie Santos and Adam William Miles	Rocket Mortgage	
(NAME)	(NAME)	
711 S.14th St	1050 Woodward Ave.	**094-01-0-325.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Detroit MI 48226-1906	
(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, **BLUEZONE LTD, AN OHIO LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HEATHER MARIE SANTOS, AN UNMARRIED WOMAN, AND ADAM WILLIAM MILES, AN UNMARRIED MAN,** 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. 34 on the Plan of Shelby Village No. Two of record in Plat Book 1835, Page 48, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 34 fronts 65.9 feet on the East side of South 14th Street and runs back between lines, 123.9 feet on the North line and 124.4 feet on the South line, to a dead line in the rear, measuring 66 feet thereon.

Being the same property conveyed to Bluezone Ltd, an Ohio Limited Liability Company by Quitclaim deed from Alexis Nowinski and Robbie Nowinski, wife and husband of record in Instrument No. 20201013-0118646 Register's Office for Davidson County, Tennessee, dated October 7, 2020 and recorded on October 13, 2020.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years, a lien but not yet due and payable.
- Subject to all matters shown on the Plan of record in Book 1835, Page 48, and Surveyor's Certificate of Correction of record in Book 2032, page 191, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2015, Page 639, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **711 S.14th St, Nashville, Tennessee 37206**.

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 30 DAY OF NOVEMBER, 2021.

Bluezone Ltd, an Ohio Limited Liability Company

BY: _____ Member
Robbie Nowinski

BY: _____ Member
Alexis Nowinski

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared ROBBIE NOWINSKI, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the of BLUEZONE LTD, AN OHIO LIMITED LIABILITY COMPANY, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as .

Witness my hand and official seal, this the 30th of November, 2021.

_____
Notary Public
My Commission Expires: 5/5/25
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared ALEXIS NOWINSKI, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the of BLUEZONE LTD, AN OHIO LIMITED LIABILITY COMPANY, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as .

Witness my hand and official seal, this the 30th of November, 2021.

_____
Notary Public
My Commission Expires: 5/5/25
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

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