WARRANTY DEED

Karen Johnson Davidson County
Batch# 777163 DEEDWARR
12/21/2021 09:31:30 AM 3 pgs
Fees: $18.00 Taxes: $1,122.95
20211221-0168252

BS-VRE-21-1900-317

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $303,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 07/09/2024
(AFFIX SEAL)

TORI COLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON 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)
Andrew DeMichele	Rocket Mortgage, LLC	
(NAME) **1900 12th Ave S #317**	(NAME) 1050 Woodward Avenue	**105-09-1H-040.00-CO**
(ADDRESS) **Nashville, TN 37203**	(ADDRESS) 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, **JONATHAN F. MATTHEWS AND JILL B. MATTHEWS, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANDREW DEMICHELE, A SINGLE 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 Unit No. 317, on the Plan of The Chelsea Condominiums, as shown on Exhibit C of the Master Deed of The Chelsea Condominiums of record in Instrument Number 20181119-0113627, amended in Instrument Numbers 20181128-0116220 and 20190226-0017434, 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 Jonathan F. Matthews and Jill B. Matthews, husband and wife by Warranty deed from Mainland Belmont LLC, a Tennessee limited liability company of record in Instrument No. 20191015-0105525 Register's Office for Davidson County, Tennessee, dated October 08, 2019 and recorded on October 15, 2019.

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 Plat Book 1, Page 10 (Cabinet A, Slide 41, Slide 1), 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 Instrument Number 20181119-0113627 and Amendment in Instrument No. 20181128-0116220 and Second Amendment in Instrument No 20190226-0017434, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
- Charter of record in Instrument Number 20181119-0113921 and in Instrument No. 20181121-0114809, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20180207-0012292, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Public Street Right of Way and Pedestrian Access Easement of record in Instrument Number 20151216-0126629, in the Register's Office for Davidson County, Tennessee.
- Storm Water Facilities and Systems of record in Instrument Number 20150723-0072512, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1900 12th Ave S #317, Nashville, Tennessee 37203**.

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 15 DAY OF DECEMBER, 2021.

Jonathan F. Matthews

Jill B. Matthews, by Jonathan F. Matthews, her attorney in fact

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~DAVIDSON~~ Collier

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JONATHAN F. MATTHEWS, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of December, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

LAURA G. KNECHTEL
MY COMMISSION # HH 027075
EXPIRES: November 9, 2024
Bonded Thru Notary Public Underwriters

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~DAVIDSON~~ Collier

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JONATHAN F. MATTHEWS, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JILL B. MATTHEWS, and who acknowledged he/she/they executed the same as the free act and deed of the said JILL B. MATTHEWS. SPECIFIC POWER OF ATTORNEY RECORDED SIMULTANEOUSLY HEREIN IN INSTRUMENT NUMBER 202112210168251.

Witness my hand and official seal, this the 15th of December, 2021.

Notary Public
My Commission Expires:
(SEAL)

LAURA G. KNECHTEL
MY COMMISSION # HH 027075
EXPIRES: November 9, 2024
Bonded Thru Notary Public Underwriters

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

Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am 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 December 16, 2021.

Tori Cole

Affiant Signature

Date: 12/16/21

State of Tennessee

County of Davidson

Sworn to and subscribed before me this December 16, 2021.

Rachel Marie Collins

Notary's Signature

My Commission Expires: 3-10-2024

Notary's Seal

