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WARRANTY DEED

Karen Johnson Davidson County
Batch# 784584 DEEDWARR
01/05/2022 08:22:20 AM 2 pgs
Fees: $13.00 Taxes: $1,739.00

20220105-0001559

THERESA L. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $470,000.00

Affiant Sheila Ivey

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of December, 2021

Notary Public Theresa L. Smith

MY COMMISSION EXPIRES: September 06, 2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kimberly Bettis	Rocket Mortgage, LLC	086130 A 00400CO
(NAME)	(NAME)	
3749 Hoggett Ford Road	1050 Woodward Avenue	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Detroit, MI 48226-1906	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Heather Rayko, an unmarried woman,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Kimberly Bettis, a single woman,** hereinafter called the GRANTEES, their heirs and assigns, a 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. 4 on the Corrected Final Subdivision Plat Magnolia Farms Phase 1, Section 1 of record in Instrument No. 20181115-0112560, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Heather Rayko, an unmarried woman by deed dated March 28, 2019 from Beazer Homes, LLC, a Delaware Limited Liability Company of record in Instrument 20190329-0028360, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 3749 Hoggett Ford Road, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (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 GRANTEES 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 GRANTEES, 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 hands this 27th day of December, 2021.

Heather Rayko

State of Tennessee
County of Davidson

On this 27th day of December, 2021, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Heather Rayko, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that she executed the within instrument for the purposes therein contained as her free act and deed.

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

Notary Public Theresa L. Smith
My Commission Expires: September 06, 2022

File No.: 21-Bettis

