Karen Johnson Davidson County
Batch# 791490 DEEDWARR
01/18/2022 10:02:30 AM 3 pgs
Fees: $18.00 Taxes: $906.50
20220118-0006505

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court
S-202
Hendersonville, TN 37075
H-21-8452

STATE OF TENNESSEE
COUNTY OF ~~Sumner~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 29th day of December, 2021

Notary Public

MEGAN DUPRIEST
TENNESSEE NOTARY PUBLIC
My Comm Exp. 5/24/2025
COUNTY OF WILLIAMSON

Commission Expires: _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
Alayna Gilbert and Daren Kendrick Gilbert 830 Lower Park Place Antioch, TN 37013	Rocket Mortgage, LLC, FKA Quicken Loans, LLC 1050 Woodward Ave Detroit, MI 48226-1906	175-02-0B-146.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Wendalyn U. Jones, NKA Wendalyn U. Jones-Miller, a married woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Alayna Gilbert, a married woman and Daren Kendrick Gilbert, her husband

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 all of Unit No. 1803, as shown on Exhibit B to the Supplemental Declaration of Covenants, Conditions and Restrictions and Master Deed of Old Hickory Commons, Sections Two and Three, filed for record as Instrument Number 20081117-0113467, as further amended by Instrument Number 20130322-0028759, and as further amended by Instrument Number 20140207-0011094, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being a portion of the same property conveyed to Wendalyn U. Jones, A Single Person by Warranty deed from OLE South Properties, Inc., A Tennessee Corporation of record in

Instrument No. 20151118-0116919 Register's Office for Davidson County, Tennessee, dated October 28, 2015 and recorded on November 18, 2015. Wendalyn U. Jones having since married and is now known as Wendalyn U. Jones – Miller. Billy Miller hereby joins in the execution of this deed to convey any and all marital rights he may have.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 830 Lower Park Place, Antioch, TN 37013

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 so 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.

Dated this the 29th day of December, 2021.

Wedalyn U. Jones-Miller

Billy Miller

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Wedalyn U. Jones-Miller and Billy Miller** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 29th day of December, 2021.

KAYLIE PAYNE
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 6, 2025
COUNTY OF DAVIDSON

Notary Public
My Commission Expires: _____

Certificate of Authenticity

I, Joshua A. Terry, 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 12/29/21.

Affiant Signature

12/31/21

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 12/31/21.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON