WARRANTY DEED

Karen Johnson Davidson County
Batch# 795802 DEEDWARR
01/26/2022 03:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20220126-0009628

File No.: RES-21-4303-305

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of January, 2022.

Notary Public

MY COMMISSION EXPIRES: 3/3/25
(AFFIX SEAL)

CARRIE CALLAHAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cynthia Carpenter	Rocket Mortgage, LLC	061 07 0B 305.00 CO
(NAME)	(NAME)	
12493 NW Devonmoor Ave Banks, OR 97106	1050 Woodward Avenue Detroit, MI 48226	
(ADDRESS)	(ADDRESS)	

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 considerations, the receipt of which is hereby acknowledged, I/WE, **LURENE M. NOLAND, UNMARRIED**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **CYNTHIA CARPENTER, A SINGLE WOMAN**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 305 of The Volta, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing The Volta of record in Instrument Number 20190612-0056462, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof, said Unit being depicted on Exhibit B to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit E to said Master Deed.

Being the same property conveyed to Lurene M. Noland, unmarried, from Gallatin Pike Partners IV, LLC, A Tennessee Limited Liability Company, by Warranty Deed dated November 4, 2019, recorded November 8, 2019, in Instrument No. 20191108-0115572, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 4303 Gallatin Pike, unit 305, Nashville, TN 37216
(House Number) (Street) (City or Town) (State) (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 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 14th day of January, 2022

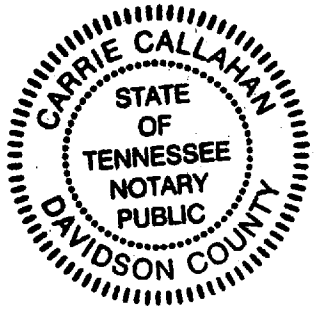
Lurene M. Noland

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of January, 2022, before me personally appeared Lurene M. Noland, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 14th day of January, 2022.

Notary Signature
My commission expires: 3/3/25



RETURN TO:

Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210
(615) 515-7171

Certificate of Authenticity

I, Christy Burkhalter, 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 January 18, 2022.

Affiant Signature

1/18/22
Date

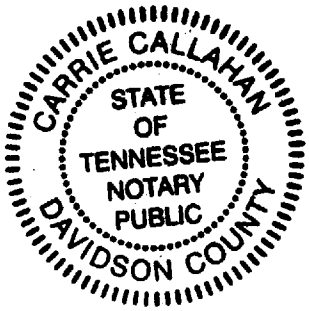
State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 18 day of January, 2022.

Notary's Signature

My Commission Expires: 3/3/25

Notary's Seal



File No. RES-21-4303-305