Karen Johnson Davidson County
Batch# 827310 DEEDWARR
03/23/2022 01:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20220323-0033514

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: 7-26-25
(AFFIX SEAL)

ALICE J. STEWART
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JULY 26, 2025

G-VRES-22-8038

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)
Kathryn L. MacLeod	**Rocket Mortgage, LLC**	
(NAME)	(NAME)	
8038 Esterbrook Drive	**1050 Woodward Avenue**	**128-14-0-043.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**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, **LINDA A. LATTER, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KATHRYN L. MACLEOD, A SINGLE WOMAN,** 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. 62 on the Plan of Harpeth Park, Section Two, Revision of Lots 61 and 62 of record in Plat Book 4060, Page 80, 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 Linda A. Latter and Nettie M. Latter, both unmarried by Warranty deed from Bille Jean Davidson, unmarried of record in Instrument No. 20051004-0119623 Register's Office for Davidson County, Tennessee, dated September 30, 2005 and recorded on October 04, 2005.

The said Nettie M. Latter having died on or about December 24, 2017.

Affidavits of Heirship recorded on February 03, 2021 in Instrument No. 20210203-0015822 and in Instrument No. 20210203-0015823.

Being the same property conveyed to Linda A. Latter by Quitclaim deed from Linda A. Latter, Trustee of the Nettie M. Latter, Revocable Trust dated September 18, 2015 and Linda A. Latter, Individually and Steven M. Latter individually of record in Instrument No. 20210203-0015824 Register's Office for Davidson County, Tennessee, dated January 06, 2021 and recorded on February 03, 2021.

This conveyance is subject to:
- Taxes for the year 2022, and all subsequent years.
- Subject to all matters shown on the Plan of record in Plat Book 3700, Page 58 and revised in Plat Book 4060, Page 80, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3844, Page 701, Book 3990, Page 68 and Book 4232, Page 417, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **8038 Esterbrook Drive, Nashville, Tennessee 37221**.

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 15th DAY OF MARCH, 2022.

Linda A. Latter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LINDA A. LATTER, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of March, 2022.

Notary Public
My Commission Expires: 5-2-22
(SEAL)



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

TRUE COPY CERTIFICATION

I, George E. Mudter, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on 3/15/22.

George E. Mudter, Jr.
Dated 3/15/22

State of Tennessee
County of Davidson

Personally appeared before me, Stacy L. Thomas, a notary public for this County and State, George E. Mudter, Jr., who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public
Dated 3/15/22

My commission expires 10/2/2023

