This Instrument Prepared By:
Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

WATAUGA TITLE COMPANY
5110 Maryland Way, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Rachelle Guerrero
5706 Stoneway Trl
Nashville, Tennessee 37209

Karen Johnson Davidson County
Batch# 828092 **DEEDWARR**
03/24/2022 11:58:50 AM 3 pgs
Fees: $18.00 Taxes: $2,812.00



20220324-0034053

SEND TAX BILL TO:
~~Owner~~ Mortgagee

MORTGAGEE:
Rocket Mortgage, LLC
1050 Woodward Ave
Detroit, MI 48226-1906

MAP **103-05**
GROUP
PARCEL **042.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Maxine M. Duffey, unmarried,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Rachelle Guerrero, a single woman**, hereinafter called the GRANTEE, her 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. 92 on the Plan of Hillwood Park, as shown by plat and survey of record in Plat Book 3300, page 27-28, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

Said Lot No. 92 fronts 187 feet on the northerly side of Stoneway Trail and extends back 210.5 feet on the easterly line and 220.4 feet on the westerly line, to a dead line on which it measures 187.1 feet.

Being the same property conveyed to Charles F. Duffey* and wife, Maxine M. Duffey, by deed dated April 9, 1969 from Ridgelawn Homes, Inc. of record in Book 4324, page 493, Register's Office for Davidson County, Tennessee.
*The said Charles F. Duffey has since died on August 28, 2008.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2022 and subsequent years.

This is **improved** property known as **5706 Stoneway Trl, Nashville, Tennessee 37209.**

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, her heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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 hand this the **22nd** day of **March, 2022.**

Maxine M. Duffey by
Charles Peter Duffey as Attorney-in-fact

Maxine M. Duffey, by Charles Peter Duffey, as attorney-in-fact
Durable General Power of Attorney of record in Inst. No. 20090115-0003992

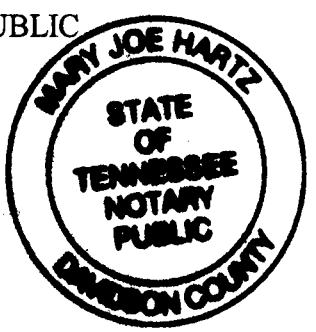
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Charles Peter Duffey**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Attorney in Fact for Maxine M. Duffey, the Bargainor, and as Attorney in Fact he executed the within Warranty Deed by signing the name of Maxine M. Duffey as her free act and deed for the purposes therein contained.

WITNESS my hand and official seal this 22nd day of March, 2022.

Mary Joe Hartz
NOTARY PUBLIC

My Commission Expires: 9/2/2024



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $760,000.00.

AFFIANT

Subscribed and sworn to before me on this 22nd day of March, 2022.

NOTARY PUBLIC

My Commission Expires: 9.2.24

MARY JOE HARTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY