Karen Johnson Davidson County
Batch# 830633 DEEDWARR
03/29/2022 01:33:30 PM 3 pgs
Fees: $18.00 Taxes: $980.50
20220329-0036311

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $265,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 17th day of March, 2022.

NOTARY PUBLIC

My commission expires:

GREGG W. CLARKE
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMMISSION EXPIRES
DECEMBER 12, 2022
WILSON COUNTY

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Nikki Sandoval and Mark Sandoval	Rocket Mortgage, LLC	064-12-0A-142.00 CO
(NAME)	(NAME)	
142 Saddle Tree Court	1050 Woodard Ave.	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Detroit, MI 48226-1906	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Christina Boone McNamee, an unmarried woman,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Nikki Sandoval, a single woman and Mark Sandoval, a married man,** hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 142 on the Plan of Section One, Fox Run, in Book 4860, page 52, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Fox Run (Section one), a horizontal property regime established by Master Deed, of record in Book 4956, page 582, and amended in Book 8510, page 92, said Register's Office.

Being the same property conveyed to CHRISTY MCNAMEE AND JOSEPH A. MCNAMEE, by deed from FEDERAL HOME LOAN MORTGAGE CORPORATION ("FREDDIE MAC"), of record as Instrument No. 20130118-0006208, dated January 15, 2013, said Register's Office.

Being part of the same porperty conveyed to CHRISTINA BOONE MCNAMEE by Quitclaim Deed from JOSEPH ANTHONY MCNAMEE of record as Instrument No. 20190312-0022377, dated March 16, 2018, said Register's Office.

CHRISTY MCNAMEE and CHRISTINA BOONE MCNAMEE are one and the same person.

This property is __unimproved _X_improved property known as: 142 Saddle Tree Court, Hermitage, TN 37076.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered,

except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 17th day of March, 2022.

Christina Boone McNamee

Christina Boone McNamee

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Christina Boone McNamee, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th day of March, 2022.

Notary Public
My Commission Expires:

GREGG W. CLARKE
MY COMMISSION EXPIRES
STATE OF TENNESSEE NOTARY PUBLIC
DECEMBER 12, 2022
WILSON COUNTY

Certificate of Authenticity

I, Celia Stewart-Rouse, 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 3/17/22.

Date

Celia Stewart Rouse

Affiant Signature

3/17/22

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 17th day of March, 2022.

Notary's Signature

My Commission Expires: 4/22/23

Date

Notary's Seal

