(1) mail to BRIDGEHOUSE TITLE 342 COOL SPRINGS BLVD STE 202 FRANKLIN, TN 37067

WARRANTY DEED

Karen Johnson Davidson County
Batch# 838689 DEEDWARR
04/12/2022 02:09:28 PM 2 pgs
Fees: $13.00 Taxes: $1,979.50
20220412-0042379

PONDA CULBERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-7-2023

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $575,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 6th DAY OF April, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Aaron Smith Courtney Corlew Jerry Smith	Rocket Mortgage, LLC	
(NAME)	(NAME)	
25 Vaughns Gap Rd.	P.O. Box 6577	14303000800
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Carol Stream, IL 60197	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **17613 Group LLC**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Jerry Smith and Linda Smith, husband and wife, and Aaron Smith and Courtney Corlew, husband and wife,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/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 Lot No. 18 on the Plan of Section 2, Warner Park Valley, of record in Plat Book 3600, Page 20, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 18 fronts 102.0 feet on the Westerly margin of Vaughn' s Gap Road and extends back between parallel lines 150.0 feet to a dead line.

Being the same property conveyed 17613 Group, LLC, by virtue of that certain Warranty Deed dated March 31, 2021, and being of record at Instrument No. 20210405-0043700 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including Subject to all matters shown on the Plan of record in Plat Book 3600, Page 20, Register's Office for Davidson County, Tennessee; Restrictions of record in Book 3640, Page 40, in said Register's Office, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as 25 Vaughns Gap Rd Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (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 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.

Witness my hand this 5 day of April, 2022.

17613 GROUP LLC

By: Stanley Singley, Manager

STATE OF Arizona
COUNTY OF Maricopa

Before me, a Notary Public of said County and State, personally appeared Stanley Singley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be a Manager of 17613 Group LLC, the within named bargainer, and that he/she as such Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the bargainer by himself as Manager.

Witness my hand and official seal, this 4-5-2022.

Notary Public

My Commission Expires: 2-6-2024

JUSTIN A. STITTSWORTH
Notary Public - Arizona
Maricopa Co. / #574593
Expires 02/06/2024