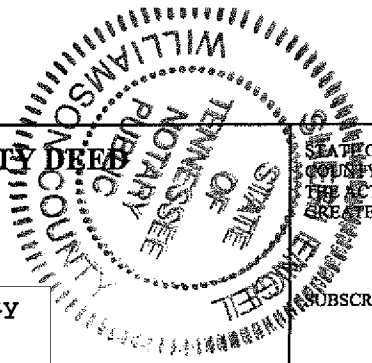


WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $540,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 04/18/2022.

NOTARY PUBLIC

MY COMMISSION EXPIRES 12-18-2023

Karen Johnson Davidson County
Batch# 845769 DEEDWARR
04/26/2022 11:23:30 AM 3 pgs
Fees: $18.00 Taxes: $1,998.00
20220426-0047876

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2022-3405

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Madison Filincieri and Benjamin Filincieri	Rocket Mortgage, LLC	150-04-0-137.00
1105 Scenic Lake Court	1050 Woodward Ave	
Antioch, TN 37013	Detroit, MI 48226	

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,

Yvonne G. Harrington, a married woman

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Madison Filincieri and Benjamin Filincieri, wife and husband

HEREINAFTER CALLED THE GRANTEE(S), 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. 635 on the Plan of Revised Phase III Kensington of Priest Lake of record in Plat Book 6900, Page 236, 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 Yvonne G. Perry, Unmarried by Warranty deed from Krystyna M. Cloyd, F/K/A Krystyna M. Mitchell of record in Instrument No. 20020109-0003341 Register's Office for Davidson County, Tennessee, dated January 04, 2002 and recorded on January 09, 2002. Yvonne G. Perry having since married and is now known as Yvonne G. Harrington.

Jeffrey Duane Harrington joins in the execution of this instrument for the purpose of conveying his interest, marital or otherwise, in the above described property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2022 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 1105 Scenic Lake Court Antioch, TN 37013

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on April 18, 2022.

Yvonne G. Harrington

Jeffery Duane Harrington

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Yvonne G. Harrington and Jeffery Duane Harrington, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this April 18, 2022.

Notary Public

My Commission Expires: 9/20/2025

CHERYL D BOLANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 2022-3405

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

270 Franklin Road, Suite 160

Brentwood, TN 37027

I, Sheri Engel, 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 this 19th day of April, 2022

Sheri Engel

Dated 4/19/2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Sheri Engel who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 19th day of April, 2022

My commission expires: 11-6-25

Jennifer Bennett
Notary Public

JENNIFER BENNETT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY