Karen Johnson Davidson County
Batch# 847858 DEEDWARR
04/29/2022 07:47:30 AM 3 pgs
Fees: $18.00 Taxes: $2,183.00
20220429-0049470

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $590,000.00.

Affiant

Subscribed and sworn to me on 04/14/22.

NOTARY PUBLIC
My Commission Expires: 9/8/25

BROOKE SOBO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Titus - Marra Family Trust dated March 24, 2022 4278 Stone Hall Blvd. Hermitage, TN 37076	United Wholesale Mortgage, LLC 585 South Boulevard East Pontiac, MI 48341	085-4-0A-429.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Jode Vallejos, an unmarried woman, and Jaron Mossman, an unmarried man, as tenants in common with rights of survivorship, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Andrew B Titus and Patricia A Marra, as Trustee(s) of the The Titus-Marra Family Trust under Trust Instrument dated 03/24/2022, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 429, on the plan of FINAL PLAT THE RESERVE AT STONE HALL (FORMERLY EVERSONG AT RAVENOOD) PHASE 2, SECTION 1 PLANNED UNIT DEVELOPMENT, as shown on plat of record in Instrument 20180125-0007876, Register's Office for Davidson County, reference to which is hereby made for a more complete description.
>
> Being the same property conveyed to Jode Vallejos, an unmarried woman and Jaron Mossman, an unmarried man, as tenants in common with rights of survivorship, by Warranty Deed from Meritage Homes of Tennessee, Inc., an Arizona corporation, dated November 20, 2018 and recorded November 27, 2018, of record in Instrument No. 20181127-0115414, Register's Office for Davidson County, Tennessee.

This is improved property known as 4278 Stone Hall Blvd., Hermitage, Tennessee 37076.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 and official seal on 04/14/22

Jode Vallejos

Jaron Mossman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 04/14/22, before me personally appeared Jode Vallejos and Jaron Mossman, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 04/14/22



NOTARY PUBLIC

My Commission Expires: 11-6-24

Certificate of Authenticity

I, John Cobb Rochford, do hearby 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 April 14, 2022.

Signature April 14, 2022.

State of Tennessee

County of Davidson

Personally appeared before me, Emily B. Hebert, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic documents is true and correct and whose signature I have witnessed. on April 14, 2022.

Notary's Signature

My Commission Expires: 03-03-2025

EMILY B. HEBERT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY