This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $489,900.00.

Affiant

Subscribed and sworn before me this the 9 day of May, 2022.

Notary Public
My commission expires: 9-6-22

DIANA K GALL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Justin Mrusek	Rocket Mortgage, LLC	086-13-0B 041.00
812 Sunset View Drive	1050 Woodward Ave	
Hermitage, TN 37076	Detroit, MI 48226-1906	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, MARY BURKS, UNMARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JUSTIN MRUSEK AND HANNAH MCCLURE, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee being Villa # 1251, a Private Element of Magnolia Farms Villas, a Horizontal Property Regime with Private Elements, having been established pursuant to Tennessee Code Annotated §§66-27-101, et. seq. by Declaration of Covenants, Conditions, and Restrictions for Magnolia Farms Villas, appearing of record in Instrument No. 20190523-0049079, in the Register's Office for Davidson County, Tennessee, as corrected in Instrument No. 20190624-0060681 in said Register's Office, and as amended by Supplementary Declaration annexing Phase 2, Section 2 of Magnolia Farms Villas appearing of record in Instrument No. 20200108-0002809 in said Register's Office, together with such rights and interest in the Limited Common Elements and Villa Common Elements associated with ownership of said Villa as set forth in the said Declaration as corrected and amended, of which reference to the Declaration as corrected and amended and its Exhibits is hereby made for a more complete and detailed description of the Villa, the rights and obligations of the Developer and the Villa Owners, and the By-Laws of the Villa Association.

Reference is hereby also made to Final Subdivision Plat of Magnolia Farms of record in Instrument No. 20190507-0042696, Register's Office for Davidson County, Tennessee, and the Final Subdivision Plat for Phase 2, Section 2 of Magnolia Farms of record in Instrument No. 20191210-0127306 in said Register's Office, as revised in Instrument No. 20200114-0004924 in said Register's Office, the property within which is subject to the above-referenced Declaration as corrected and amended, and the referenced Plats.

Being the same property conveyed to Mary Burks, a married woman, by deed dated 03/10/2021, from Beazer Homes, LLC, a Delaware Limited Liability Company, of record in Instrument No. 20210312-0033428, Register's Office for said County. The said Mary Burks having mistakenly been on title as a married woman, but was in fact unmarried and has remained unmarried.

Also being a portion of the same property conveyed to Beazer Homes, LLC, a Delaware limited liability company, by deed dated 07/07/2017, from Tammi Gay Hessey and Daniel M. Hessey, III, Co-Trustees of the Daniel M. Hessey, Jr., Trust and Daniel M. Hessey, III, and wife, Donna Jo Hessey of record in Instrument No. 20170717-0071485, and Instrument No. 20170717-0071487, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 812 Sunset View Drive, Hermitage, TN 37076.

Karen Johnson Davidson County
Batch# 857470 DEEDWARR
05/18/2022 09:00:30 AM 3 pgs
Fees: $18.00 Taxes: $1,812.63
20220518-0057190

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 6 day of May, 2022.

Mary Burks

STATE OF ARKANSAS

COUNTY OF SALINE

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Mary Burks, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of May, 2022.

My commission expires: 5/1/2030

Notary Public

RICHARD G MORRIS III
Notary Public - Arkansas
Saline County
Commission # 12710503
My Commission Expires May 1, 2030

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 5-6-22.

Affiant Signature

5-11-22

Date

State of Williamson

County of Tennessee

Sworn to and subscribed before me this 11 day of May, 2022

Notary's Signature

MY COMMISSION EXPIRES: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY