Karen Johnson Davidson County
Batch# 858308 DEEDWARR
05/18/2022 02:41:30 PM 2 pgs
Fees: $13.00 Taxes: $1,221.00
20220518-0057678

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES: 6/26/24
(AFFIX SEAL)

LAURA JANE SHOUN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Millennial Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, TN 37027

File No.: TN-2022-13764NSH

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Kalli Witker	Rocket Mortgage	051100E02300CO
(NAME)	(NAME)	
813 Lewis Court	1050 Woodward Ave	
(ADDRESS)	(ADDRESS)	
Madison TN 37115	Detroit, MI 48226	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Thirty Thousand And No/100 Dollars ($330,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, ANNA CHRISTINE BLUMHARDT,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KALLI WITKER, A SINGLE PERSON**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit No. 23, Madison, Davidson County, Tennessee, and a part of Oakland Trace Condominiums Phase III, created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by Master Deed of record in Book 7506, page 623, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit, as set forth in said Master Deed. Reference is hereby made to the Plat of Oakland Trace Condominiums Phase III as shown of record in Book 7506, page 640, said Register's

Office, for a more complete description thereof.

Being the same property conveyed to Anna Christine Blumhardt by Deed dated July 25, 2017 from Douglas Duane Blumhardt of record in Instrument Number 20170728-0076485, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 813 Lewis Court, Madison, TN 37115
(House No.) (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 our hands this 11 day of May, 2022

Anna Christine Blumhardt
Anna Christine Blumhardt

STATE OF TENNESSEE
COUNTY OF Williamson

On this 11 day of May 2022, before me personally appeared **Anna Christine Blumhardt** to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 11 day of May 2022

Commission Expires: 10/26/24

LAURA JANE SHOUN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

I, Andy Maloney, 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 5/11/2022 (date of document).

Affiant Signature
Date 5/11/2022

State of TN
County of Williamson

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

Notary's Signature
MY COMMISSION EXPIRES: 10/26/24

LAURA JANE SHOUN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY