WARRANTY DEED

Karen Johnson Davidson County
Batch# 879441 **DEEDWARR**
06/28/2022 11:34:16 AM 2 pgs
Fees: $13.00 Taxes: $1,369.00

20220628-0074309

JM-BMR-22-168

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00.

Jasmine Hunter Marecle
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

Logan C.E. Bell
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/11/2023
CHEATHAM COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jasmine Hunter Marecle and Wesley Marecle	**Rocket Mortgage, LLC**	
(NAME) **168 Jefferson Square**	(NAME) **1050 Woodward Avenue**	**131-05A-168.00-CO**
(ADDRESS) **Nashville, TN 37215**	(ADDRESS) **Detroit, MI 48226-1906**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **GARY B. HUNTER AND SANDRA B. HUNTER, HUSBAND AND WIFE**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JASMINE HUNTER MARECLE AND WESLEY MARECLE, WIFE AND HUSBAND**, hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. P-168 on the Plan of Section One, Jefferson Square Townhouses, of record in Plat Book 4675, Page 12, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Gary B. Hunter and Sandra B. Hunter, husband and wife by Warranty deed from James R. Crawford, Jr., unmarried of record in Instrument No. 20160208-0011912 Register's Office for Davidson County, Tennessee, dated February 4, 2016 and recorded on February 08, 2016.

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 4675, Page 12, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Jefferson Square Townhousesof record in Book 4731, Page 332, Book 5826, Page 693, Book 8550, Page 3 and Instrument No. 20100503-0033416, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 4731, Page 341, amended in Book 5676, Page 31, Book 5700, Page 719, Book 8036, Page 54, Book 8057, Page 179, Book 8231, Page 418, Book 8550, Page 973, Book 9276, Page 249, Book 10355, Page 306 and Instrument No. 20051027-0130020, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Book 8485, Page 642, Book 8556, Page 701, Instrument No. 20000209-0013274 and Instrument No. 20000209-013275, in the Register's Office for Davidson County, Tennessee.
- Grant of Overhead Line Easement to Metropolitan Government of Davidson County, acting by and through the Electric Power Board of record in Instrument Number 20020122-0008268, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20130517-0050158, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **168 Jefferson Square, Nashville, Tennessee 37215**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 24th DAY OF JUNE, 2022.

Gary B. Hunter

Sandra B. Hunter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GARY B. HUNTER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of June, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

Logan C.E. Bell
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
06/11/2023
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SANDRA B. HUNTER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of June, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

Logan C.E. Bell
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
06/11/2023
CHEATHAM COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212