This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite 102
Nashville, TN 37212
File Number: 4-18318-TC

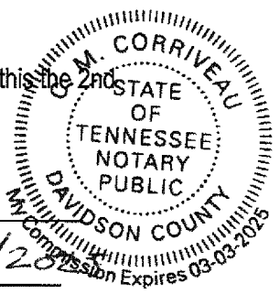
STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $840,000.00.

Affiant

Subscribed and sworn to before me, this the 2nd day of August, 2022.

Notary Public
My Commission Expires: 3/3/2025



Karen Johnson Davidson County
Batch# 898519 DEEDWARR
08/03/2022 01:59:30 PM 3 pgs
Fees: $18.00 Taxes: $3,108.00
20220803-0088570

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Bo Everett and Lauren Everett 43 Nickleby Down Brentwood, TN 37027	Rocket Mortgage, LLC 1050 Woodward Avenue Detroit, MI 48226	172-01-0A-032-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Andrew Darnell, an unmarried man and Brandon Gibson, an unmarried man**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Bo Everett and Lauren Everett, husband and wife**, 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:

Land in Davidson County, Tennessee, being all of Lot No. 32, Revised Plan of Copperfield, according to survey and plat of same appearing of record in Book 6900, pages 555-559, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Andrew Darnell and Brandon Gibson, husband and wife by Warranty Deed from John Houston and wife, Katie H. Houston, dated June 28, 2018, recorded July 2, 2018, of record in Instrument No. 20180702-0063800, Register's Office for Davidson County, Tennessee.

This is improved property located at: **43 Nickleby Down, Brentwood, TN 37027**

This conveyance is made subject to 1) Property taxes for the year **2022** a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of August, 2022.

GRANTOR:

Andrew Darnell

Brandon Gibson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Andrew Darnell and Brandon Gibson, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 2nd day of August, 2022.

SPENCER LAMBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11/6/24

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 08-02-2022 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 08-02-2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2nd **day of** August **, 2** 022 **.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM