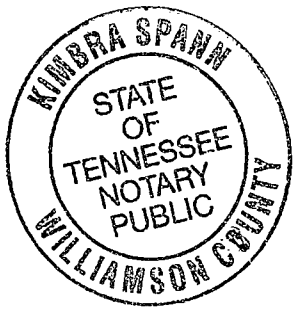
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF AUGUST, 2022.

Notary Public

MY COMMISSION EXPIRES: 2/20/2023

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC
131 Indian Lake Blvd, Ste 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Hameeda Saleem	Rocket Mortgage, LLC fka Quicken Loans, LLC	147 06 0 214.00
(NAME)	(NAME)	
5025 Suter Drive	1050 Woodward Ave.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Detroit Mi 48226	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 905420 **DEEDWARR**
08/19/2022 08:53:11 AM 2 pgs
Fees: $13.00 Taxes: $1,479.63

20220819-0093863

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 considerations, the receipt of which is hereby acknowledged, we **Robert E. Bryan Jr. and Mary Bryan**, **husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Hameeda Saleem, a married woman,** hereinafter called the GRANTEE(S), her 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 Lot No. 251 on the Plan of Caldwell Country Estates, Section 5, of record in Book 3300, Page 16, Register's Office for said County as follows:

Said Lot No. 251 fronts 107.8 feet on the northwesterly margin of Suter Drive and runs back 279.2 feet on the southwesterly line and 243.4 feet on the northeasterly line to a dead line measuring 132.6 feet thereon.

Being the same property conveyed to Robert E. Bryan, Jr., unmarried by Warranty Deed from Clinton D. Swank and wife, Esther K. Swank, dated 04/17/1978 and recorded 04/18/1978, of record in Book 5274, Page 665, Register's Office for Davidson County, Tennessee.

Robert E. Bryan Jr., has since married and his wife, Mary Bryan, herein joins to convey any and all right and interest she may have, especially her marital rights.

Subject to taxes for 2022 and all subsequent years, a lien, not yet due and payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 5025 Suter Drive, Nashville, TN 37211

(House Number) (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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 17th day of August, 2022.

Robert E. Bryan Jr.

Robert E. Bryan Jr.

Mary Bryan

Mary Bryan

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert E. Bryan Jr. and Mary Bryan, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 17th day of August, 2022.

Lori Buie

Notary Public:
My Commission Expires: 8/21/23

LORI BUIE
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

RETURN TO:
Sumner Title & Escrow, LLC
131 Indian Lake Blvd, Ste 200
Hendersonville, TN 37075