WARRANTY DEED

Karen Johnson Davidson County
Batch# 912679 DEEDWARR
09/06/2022 10:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20220906-0099720

STATE OF TENNESSEE
COUNTY OF Davidson

THE AFFIANT(S) HAS BEEN INFORMED OF THE CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF SEPTEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 10-7-2023

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 10-7-2023

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Karen D. Jackson	NEW OWNER	086-10-0A-015-00
(NAME) 112 Lakeside Court	(NAME) Rocket Mortgage, LLC FKA Quicken Loans, LLC	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) 1050 Woodward Ave. Detroit, MI 48226	
(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 considerations, the receipt of which is hereby acknowledged, I/we **Robert O. DePriest, and wife and Mary L. DePriest,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Karen D. Jackson, a married woman**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 15, on the Plan of Final Subdivision Plat of Hermitage Highlands, of record in Instrument 20030422-0052784, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Robert O. Depriest and wife, Mary L. Depriest by Warranty Deed from George Dunn D/b/a George Dunn Contractors, dated 10/28/2003, of record in Instrument 200310310160248, Register's Office for Davidson County, Tennessee.

Subject To (1) All matters shown on the plat of record in Plat Instrument 200304220052784, (2) Covenants, conditions, easements and restrictions recorded in Instrument 200304160050698, (3) Subject to Stormwater Detention Agreement of record in Instrument No. 20030220-0022711, (3) Subject to Conveyance of Common Areas of record in Instrument No. 20030708-0093271, (4) Subject to Conveyance of Common Areas of record in Instrument No. 20030708-0093271, Register's Office for Davidson County, Tennessee.

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 ☐ 112 Lakeside Court, Hermitage, TN 37076
(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 2nd day of September, 2022.

Robert O. DePriest

Mary L. DePriest by Robert Henry DePriest, her attorney in fact

State of TENNESSEE
County of WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Robert O. DePriest,** 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 2nd day of September, 2022.

Notary Public

My Commission Expires: 3.8.2025

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

State of TENNESSEE
County of WILSON

Personally appeared before me, before me, the undersigned Notary Public in and for the County and State aforementioned, personally appeared **Robert Henry DePriest**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of **Mary L. DePriest**, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Book 202209060099719 Page _____, Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 2nd day of September, 2022.

Notary Public

My Commission Expires: 3.8.2025

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

Tennessee Certification of Electronic Document

I, Karla Lilley, do hereby make oath that I am a licensed Attorney, and/or the Authorized 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 to law on 9.2.2022 (date of document).

Affiant Signature

9.2.2022

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 2ND day of SEPTEMBER, 2022.

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

COMMISSION EXPIRES: 6.21.25