WARRANTY DEED

Karen Johnson Davidson County
Batch# 918797 DEEDWARR
09/19/2022 03:11:30 PM 3 pgs
Fees: $18.00 Taxes: $1,506.15
20220919-0104302

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $407,067.11.

Affiant

Subscribed and sworn to me on 09/16/22.

NOTARY PUBLIC
My Commission Expires: 9/8/25

BROOKE SOBO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Jessica L. Dunkelberger 1017 North Graycroft Ave Madison, TN 37115	Rocket Mortgage, LLC 1050 Woodward Ave Detroit, MI 48226	033 016 021.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Vernon D. Hippensteel, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Jessica L. Dunkelberger, a single woman, hereinafter called **"GRANTEE,"** her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Being Lot No. 154 on the Plan of Primrose Acres, Section 2, as of record in Book 2900, page 44, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.
>
> Being the same property conveyed to Vernon D. Hippensteel and wife, Linda S. Hippensteel by Warranty Deed from Irene E. Terrell, a widow, dated September 6, 1985 and recorded September 16, 1985, of record in Book 6655, Page 832, Register's Office for Davidson County, Tennessee. The said Linda S. Hippensteel predeceased Vernon D. Hippensteel leaving him as the tenants by the entirety.
>
> This is improved property known as 1017 North Graycroft Ave, Madison, Tennessee 37115.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, her successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her successors 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 hand this 09/16/22

Vernon D. Hippensteel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 09/16/22, before me personally appeared Vernon D. Hippensteel, to me known (or proved to me on the basis of satisfactory evidence) to be the person described herein and who executed the foregoing instrument, and acknowledged that he/ she executed the same as his/ her free act and deed.

Witness my hand and official seal on 09/16/22

NOTARY PUBLIC

My Commission Expires: 9/8/25



Certificate of Authenticity

I John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith an that this is a true and correct copy of the original document executed and authenticated according to law on September 16, 2022.

John Cobb Rochford

September 16, 2022

Date

State of Tennessee

County of Davidson

Personally appeared before me Brooke Sobo, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on September 16, 2022.

Brooke Sobo

My commission expires: 9/8/26

BROOKE SOBO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2026