THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 924912 DEEDWARR
10/04/2022 08:51:30 AM 3 pgs
Fees: $18.00 Taxes: $1,032.30
20221004-0109227

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Austin Schmude and Sydney Schmude 4104 Saddlecreek Way Nashville, TN 37013	Rocket Mortgage 1050 Woodward Ave Detroit MI 48226	175-02-0G-016.00 CO

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Aleshia Kay August, now known as Aleshia Kay Cullop and husband Justin C. Cullop**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Austin Schmude and Sydney Schmude, husband and wife**, hereinafter called the Grantees, their heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

BEING a certain private element unit situated within Davidson County, Tennessee, and further known as Unit No. 5403, together with the appurtenant common elements of Old Hickory Commons, Section Five, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for Old Hickory Commons, Section Five, a horizontal property regime with private elements, of record in Instrument No. 20190502-0040940 as amended in Instrument No. 20190502-0040941, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Old Hickory Commons, Section Five, provided in said Declaration, together with the By-Laws appended thereto, and the site-plan attached as exhibit to said declaration, said Register's Office, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to Aleshia Kay August, single woman by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation, of record in Instrument number 20201001-0113318, dated September 24, 2020 and recorded on October 1, 2020, Register's Office for Davidson County, Tennessee.

This property is commonly known as 4104 Saddlecreek Way, Nashville, TN 37013*
*Note that a street address is not, and is not part of a legal description.

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) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all 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 GRANTEE, forever. GRANTOR covenants with said GRANTEE that it 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 set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its 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 our hands, this 30 **day of September, 2022:**

Aleshia Kay Cullop
Aleshia Kay Cullop

J C Cullop
Justin C. Cullop

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Aleshia Kay Cullop and Justin C. Cullop,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 30 day of September, 2022:

Notary Public

My Commission Expires: _____

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MAY 9TH, 2026

STATE OF TENNESSEE

COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$279,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 30th DAY OF **September, 2022:**

Notary Public

My Commission Expires: 5-7-2024

BRIA SAWYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5-7-2024

- **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 9-30-2022 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 9-30-2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3rd **day of** October **, 2** 022 **.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

