WARRANTY DEED

Karen Johnson Davidson County
Batch# 931300 **DEEDWARR**
10/19/2022 09:50:46 AM 2 pgs
Fees: $13.00 Taxes: $1,994.30

20221019-0113976

W-BB-22-1617A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $539,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF OCTOBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 07/09/24
(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jonathan Penvose and Man-Yee Coleman	**Rocket Mortgage, LLC**	
(NAME)	(NAME)	**081-08-0Q-001.00-CO**
1617 A 6th Ave N	**1050 Woodward Avenue**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	**Detroit, MI 48226-1906**	
(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 consideration, the receipt of which is hereby acknowledged, **GARRETT R. DAVIS AND LAUREN E. DAVIS, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JONATHAN PENVOSE, A SINGLE MAN MAN-YEE COLEMAN, A SINGLE PERSON, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit no. 1 of Maya Hannah Sue Homes, as shown in the Declaration of Covenants, Conditions and Restrictions for Maya Hannah Sue Homes, of record in Instrument No. 20080404-0034216 and Supplemented in Instrument No. 20120503-0037926, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Garrett R. Davis and Lauren E. Davis, husband and wife by Warranty deed from Kenneth D. West, a married man of record in Instrument No. 20180620-0059624 Register's Office for Davidson County, Tennessee, dated May 15, 2018 and recorded on June 20, 2018.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years.
- All matters shown on the Plan of record in Plat Book 57, Page 9, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20080404-0034216 and Supplemented in Instrument No. 20120503-0037926, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1617 A 6th Ave N, Nashville, Tennessee 37208**.

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), their heirs and 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), their heirs 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/our hand(s) this the 14th DAY OF OCTOBER, 2022.

Garrett R Davis by John Gleaves Attorney in Fact
Garrett R. Davis by John Gleaves
Attorney in Fact

Lauren E. Davis by John Gleaves Attorney in Fact
Lauren E. Davis by John Gleaves
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of GARRETT R. DAVIS AND LAUREN E. DAVIS, and who acknowledged he/she/they executed the same as the free act and deed of the said GARRETT R. DAVIS AND LAUREN E. DAVIS.

Witness my hand and official seal, this the 14th of October, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212