WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $240,000.00.

Affiant

Subscribed and sworn to me on 01/13/23.

NOTARY PUBLIC
My Commission Expires: 9/8/25

Karen Johnson Davidson County
Batch# 961764 DEEDWARR
01/17/2023 02:34:30 PM 3 pgs
Fees: $18.00 Taxes: $888.00
20230117-0003797

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 #
Oliver Deonarine & Haley Bearden 3007 Wingate Ave. Nashville, TN 37211	Rocket Mortgage, LLC, ISAOA 1050 Woodward Ave Detroit, MI 48226	119 14 131.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Seema Sudan, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Oliver Deonarine and Haley Bearden, husband and wife, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEING Lot No. 46, on the plan of Tuggle Heights, of record in Plat Book 1130, Page 90, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Seema Sudan by Quitclaim Deed from Gabriele Wood, dated February 10, 1995 and recorded February 21, 1995, of record in Book 9599, page 544, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Gabriele Wood and Seema Sudan, as joint tenants with right of survivorship, by Warranty Deed from Lamar Dixon, unmarried, dated July 29th, 1993 and recorded August 2, 1993, of record in Book 9032, page 450, Register's Office for Davidson County, Tennessee.

This is Improved property, known as 3007 Wingate Ave Nashville, TN 37211.

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, his/ her successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE he/ she 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/herself, his/her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his/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 our hands on 01/09/23.

Seema Sudan

STATE OF New York
COUNTY OF Ulster

On 01/09/23, before me personally appeared Seema Sudan, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) 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 01/09/23.

NOTARY PUBLIC

My Commission Expires: May 8, 2025

SEAN SCOTT MOORE
Notary Public - State of New York
No. 01MO6358190
Qualified in Orange County
My Comm. Expires May 8, 2025

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 January 13, 2023.

John Cobb Rochford

January 13, 2023

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 January 13, 2023.

Brooke Sobo

My commission expires: 9/8/26

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