

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $295,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE THIS THE 23rd day of February, 2023.

NOTARY PUBLIC

My commission expires:_____

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Kimberly Reese	Rocket Mortgage, LLC	135-12-0B-017.00 CO
(NAME)	(NAME)	
2130 Nashboro Boulevard	1050 Woodward Ave.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Detroit, MI 48226	

Karen Johnson Davidson County
Batch# 973908 DEEDWARR
02/24/2023 10:19:28 AM 2 pgs
Fees: $13.00 Taxes: $1,094.83

20230224-0013138

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Eddie L. Elem, Jr., single man,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Kimberly Reese , a single woman**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 17, as shown on the map entitled Plat of Tract #7 of Nashboro Village, a Horizontal Property Regime Private Element Plat, of record in Plat Book 4660, page 156, as amended in Plat Book 11700, pages 49 and 50, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to EDDIE L. ELEM, JR., SINGLE MAN, by deed from NICK STANERSON, AN UNMARRIED PERSON, of record as Instrument No. 20201217-0149571, dated December 10, 2020, said Register's Office.

This property is __unimproved _X_improved property known as: 2130 Nashboro Boulevard, Nashville, TN 37217.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Register Return To: 23-0-021
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

Witness our hands this 23rd day of February, 2023.

Eddie L. Elem, Jr.

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Eddie L. Elem, Jr., the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd day of February, 2023.

Taylor Johnson
Notary Public
My Commission Expires: 3/19/2025

