Karen Johnson Davidson County
Batch# 975613 DEEDWARR
03/01/2023 01:58:30 PM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20230301-0014653

WARRANTY DEED

JANET L. ADAMS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 01-31-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF FEBRUARY, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Patrick Quinif	Rocket Mortgage, LLC	018-16-0-111
(NAME)	(NAME)	
549 Moncrief Avenue	1050 Woodward Avenue	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	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 considerations, the receipt of which is hereby acknowledged, I/we Colton Thomas and Macayla Thomas, husband and wife, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Patrick Quinif, a single person, and Tabitha Thurber, a single person, as tenants in common with the rights of survivorship, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being more particularly described as follows:

A tract of land in the 10th Civil District in the City of Goodlettsville, described according to a survey made by Richard B. Omohundro, Surveyor, May 5, 1962, as follows:

Beginning at an iron pin in the Easterly margin of Moncrief Avenue, thence running South 68 deg. 53 min. East 25.1 feet to an iron pin thence North 89 deg. 47 min. East 99 feet to an iron pin; thence South 84 deg. 23 min. East 200 feet to an iron pin; thence South 71 deg. 3 min. East 157.3 feet to an iron pin in Coley's line; thence South 3 deg 15 min. West 79.5 feet to an iron pin, a corner to Woods property; thence North 80 deg. West 314 feet, more or less, to a 10 inch Elm; thence North 83 deg. 40 min. West 147.1 feet to an iron pin; thence South 61 deg. 30 min. West 19.5 feet to an iron pin; thence North 28 deg. 58 min. West 52 feet to an iron pin the Easterly margin of Moncrief Avenue; thence with the margin of Moncrief Avenue North 30 deg. 32 min. East 59.2 feet to the beginning.

Being the same property conveyed to Colton Thomas and Macayla Thomas, husband and wife by Warranty Deed from Glen M. Davis and Marsha J. Davis, dated 10/03/2017, of record in Instrument 20171005-0102301, Register's Office for Davidson County, Tennessee.

This conveyance is 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) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 549 Moncrief Avenue, Goodlettsville, TN 37072

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 28th day of February, 2023.

Colton Thomas

Macayla Thomas

State of Texas
County of Kendall

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Colton Thomas and Macayla Thomas, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 28th day of February, 2023.

Notary Public:
My Commission Expires: 10/15/2024

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115
Hendersonville, TN 37075

NOTARY PUBLIC STATE OF TEXAS
BART A. MIZER
MY COMMISSION EXPIRES
10/15/2024
NOTARY ID: 124917616

CERTIFICATE OF AUTHENTICITY

I, Brenda Shelby do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 2-28-2023.

Brenda Shelby
Affiant
Date: 3-1-2023

STATE OF TENNESSEE
COUNTY OF Sumner

Sworn to and subscribed before me this 1st day of March, 2023

Notary Public

My Commission Expires: _____

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024