Karen Johnson Davidson County
Batch# 977128 DEEDWARR
03/06/2023 10:12:30 AM 3 pgs
Fees: $18.00 Taxes: $2,257.00
20230306-0015721

WARRANTY DEED

JENNIFER A HOFFMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 06-19-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $610,000.00

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
Kristin Bounce	Rocket Mortgage, LLC	159 00 0 036.00
(NAME)	(NAME)	
1307 Old Hickory Blvd	1050 Woodward Ave	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	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 **Brian Craig Beatty, an unmarried man**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Kristin Bounce, a single woman**, 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 part of Lot No. 2 on the Plan of William B. Carpenter Lands, as of record in Plan Book 2, Page 91, register's Office in Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property:

Beginning in the center of Vaughn Road at the southeast corner of the property conveyed to Ruby Embrey by Deed from W.B. McClanahan and wife, of record in Book 1151,Page 258, Register's Office for said County; thence with said Embrey's easterly line, northwardly142 feet to the center of Old Hickory Boulevard; thence with the center of said Old Hickory Boulevard, eastwardly 249 feet, more or less to the easterly line of the property of Dan Mayfield and wife; thence with said line, southwardly 244 feet to the center of Vaughn Road; thence with the center of the said Road; westwardly 219 feet, more or less to the beginning.

Being the same property conveyed to Brian Craig Beatty by Warranty Deed from Elizabeth K. Scott, unmarried, dated 01/15/2020, of record in Instrument No. 20200122-0007704, Register's Office for Davidson County, Tennessee.

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) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 1307 Old Hickory Blvd, Brentwood, TN 37027
(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.

Brian Craig Beatty

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brian Craig Beatty, 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 he/she/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:

STEVEN G. WATERS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-28-2024

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

CERTIFICATE OF AUTHENTICITY

I, Deborah Rand 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 2/28/23.

Affiant
Date: 3/6/23

STATE OF TENNESSEE
COUNTY OF Sumner

Sworn to and subscribed before me this 6th 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