Karen Johnson Davidson County
Batch# 979628 DEEDWARR
03/13/2023 08:37:46 AM 5 pgs
Fees: $28.00 Taxes: $1,110.00
20230313-0017701

Return to: Southern Land Title & Escrow, Inc.
PO Box 217
Nolensville, TN 37135

SLTE#2330

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Stacey Carden and Linda Johnson	Rocket Mortgage, LLC	Map 186-04-0B-
7541Kemberton Court	1050 Woodward Avenue	Parcel 063.00CO
Nolensville, TN 37135	Detroit, MI 48226-1906	

This instrument prepared by: Southern Land Title & Escrow, Inc., P.O. Box 217, 9927 Sam Donald Court, Ste B, Nolensville, TN 37135.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Jonathan L. Carden, a married man and Sarah Carden Baily, a married woman**, as tenants in common, (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Stacey Carden, a single woman and Linda Johnson, a single woman**, as joint tenants with rights of survivorship, **("The "Grantees"),** their heirs and assigns, to certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 63 on the FINAL PLAT OF BURKITT PLACE, PHASE 2C, a Cluster Lot Subdivision, BURKITT PLACE PUD BOUNDARY PLAT of record in Instrument No. 20070125-0010028, corrected in Instrument No. 20070214-0018953, and further described and created as to each individual Unit in the Declaration of Protective Covenants, Conditions and Restrictions for THE Village of Burkitt Place, a Horizontal Property Regime with Private Elements, a PUD as of record in Instrument No. 20070207-0016043, amended in Instrument No. 20070208-0016738, said Register's Office.

Being the same property conveyed to Jonathan L. Carden, a married man and Sarah Carden Bailey, a married woman, as tenants in common by warranty deed dated January 31, 2018 from Kimberly Day Shacklock, a married woman of record in Instrument No. 20180201-0010507, said Register's Office.

This is not the personal, primary and/or marital residence of Grantors, their spouse and/or any dependents.

This is the same legal description used in the last deed of record.

This conveyance is subject to the following:

1. 2023 Taxes, not yet due and payable.
2. Restrictions of record in Instrument No. 20070207-0016043 and in Instrument No. 20070208-0016738, said Register's Office.
3. Charter of record in Instrument No. 20070206-0015779, said Register's Office.
4. Any and all matters appearing on the Plan of record in Plat Instrument 20070125-0010028, corrected in Instrument No. 20070214-0018953, further described/created in Instrument No. 20070207-0016043, amended in Instrument No. 20070208-0016738, said Register's Office.

This is improved property commonly known as **7541 Kemberton Court, Nolensville, TN 37135.**

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $300.000.00.

Affiant

Subscribed and sworn to before me this ____ day of March, 2023.

Notary public:
My commission expires: 10/14/2026

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees their heirs and assigns, forever.

And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS, WHEREOF, the Grantors have caused this Deed to be executed this 6th day of March, 2023.

JONATHAN L. CARDEN

SARAH CARDEN BAILEY

[STATE OF West Virginia]
[COUNTY OF Ohio]

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JONATHAN L. CAREN**, with whom I am personally acquainted or proved to me since satisfactory evidence, and who acknowledged HE executed the within instrument as President of corporation.

WITNESS my hand and official seal at City of Wheeling, State of West Virginia, this 6th day of March, 2023.

Notary Public
My Commission Expires: 05-04-2026

ZACHARY ADERHOLT
Notary Public Official Seal
State of West Virginia
My Comm. Expires May 4, 2026
Chase
2 Bae Mar Place Wheeling WV 26003

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $300,000.00.

_____
Affiant

Subscribed and sworn to before me this
____ day of March, 2023.

_____
Notary public:
My commission expires: 10/14/2026

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees their heirs and assigns, forever.

And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS, WHEREOF, the Grantors have caused this Deed to be executed this 6 day of March, 2023.

_____
JONATHAN L. CARDEN

Sarah Carden Bailey
SARAH CARDEN BAILEY

[STATE OF _____]
[COUNTY OF _____]

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JONATHAN L. CAREN**, with whom I am personally acquainted or proved to me since satisfactory evidence, and who acknowledged HE executed the within instrument as President of corporation.

WITNESS my hand and official seal at City of _____, State of _____, this ____ day of March, 2023.

_____
Notary Public
My Commission Expires: _____

[STATE OF WV]
[COUNTY OF Kanawha]

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **SARAH CARDEN BAILEY**, with whom I am personally acquainted or proved to me since satisfactory evidence, and who acknowledged SHE executed the within instrument as President of corporation.

WITNESS my hand and official seal at City of Charleston, State of WV, this 16th day of March, 2023.

Notary Public
My Commission Expires: April 5, 2026

OFFICIAL SEAL
NOTARY PUBLIC
STATE OF WEST VIRGINIA
KIMLA DEE MASSEY
BAILEY & GLASSER LLP
209 CAPITOL STREET
CHARLESTON, WV 25301
My Commission Expires April 5, 2026

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $300,000.00.

Affiant

Subscribed and sworn to before me this 14th day of March, 2023.

JUDY PAINTER-ROSE
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary public:
My commission expires: 10/14/2026

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees their heirs and assigns, forever.

And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS, WHEREOF, the Grantors have caused this Deed to be executed this ____ day of March, 2023.

JONATHAN L. CARDEN **SARAH CARDEN BAILEY**

[STATE OF _____]
[COUNTY OF _____]

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JONATHAN L. CAREN**, with whom I am personally acquainted or proved to me since satisfactory evidence, and who acknowledged HE executed the within instrument as President of corporation.

WITNESS my hand and official seal at City of _____, State of _____, this ____ day of March, 2023.

Notary Public
My Commission Expires: _____