WARRANTY DEED

Karen Johnson Davidson County
Batch# 981776 DEEDWARR
03/17/2023 09:52:30 AM 2 pgs
Fees: $13.00 Taxes: $1,359.75
20230317-0019351

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $367,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of March, 2023

Notary Public

MY COMMISSION EXPIRES: ~~February 08, 2024~~ 4-13-25

(AFFIX SEAL)

CHERIE FRANKLIN STATE TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 04-13-2025

THIS INSTRUMENT WAS PREPARED BY
Southeast Title of Murfreesboro, LLC, 805 South Church Street, Suite 12, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael Englehart Abby Engelhart	Rocket Mortgage, LLC	097-04-0-052-00
(NAME)	(NAME)	
5967 Port Anadarko Trail	1050 Woodward Ave.	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Detroit, MI 48226-1906	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **William H. Haines and Robin K. Haines, husband and wife** , hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Michael Engelhart and Abby Engelhart, husband and wife** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 102 on the Plan of Lake Park, Section One, as shown by plat of record in Plat Book 4175, Pages 134 and 135, of the Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to William H. Haines and Robin K. Haines, husband and wife by deed from William H. Haines, , dated 4-8-17 of record in Instrument #20170417-0037134, Register's Office for said County.

unimproved ☐

This is improved ☑ property, known as 5967 Port Anadarko Trail, Hermitage, TN 37076
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs 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 this 15th day of March, 2023.

x _____
William H. Haines

x _____
Robin K. Haines

State of Tennessee
County of Rutherford

Personally appeared before me William H. Haines and Robin K. Haines, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15th day of March, 2023.

_____
Notary Public Carla R. Dillard
My Commission Expires: February 08, 2024

File No.: 2847

CARLA R. DILLARD
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the 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 March 15, 2023.

_____
Signature
March 15, 2023
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this March 15, 2023

_____
Notary's Signature

My Commission Expires: 4-13-25

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025