# WARRANTY DEED

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

DM-SH-23-410

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $417,500 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 DAY OF APRIL, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 989189 **DEEDWARR**
04/06/2023 11 40 22 AM 2 pgs
Fees $13 00 Taxes $1,544 75

20230406-0025189

| ADDRESS NEW OWNER (S) AS FOLLOWS | SEND TAX BILLS TO | |
|---|---|---|
| **Richard Ian Bryant and Hanh Thi-Hong Nguyen** | **Rocket Mortgage, LLC** | |
| (NAME) | (NAME) | **064-11-0A-027 00** |
| **410 North Cameron Ct** | **1050 Woodward Avenue** | |
| (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, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ANDREW C. DEROUIN AND TRACY H. DEROUIN, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RICHARD IAN BRYANT, SINGLE, AND HANH THI-HONG NGUYEN, SINGLE, AS** Tenants In Common, hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No 27 on the Plan of Caleb Chase, a Planned Unit Development of record in Plat Book 6250, Page (s) 821 and 822, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being the same property conveyed to Brady Sutton and Amanda Sutton, husband and wife by Warranty deed from John B Cole, married of record in Instrument No 20140519-0042897 Register's Office for Davidson County, Tennessee, dated May 01, 2014 and recorded on May 19, 2014.

Being the same property conveyed to Andrew C Derouin and Tracy H Derouin, husband and wife by Warranty deed from Brady Sutton and Amanda Sutton, husband and wife of record in Instrument No 20210621-0083146 Register's Office for Davidson County, Tennessee, dated June 16, 2021 and recorded on June 21, 2021

This conveyance is subject to
- Taxes for the year 2023, a lien not yet due and payable
- Subject to all matters shown on the Plan of record in Plat Book 6250, Page (s) 821 and 822, Register's Office for Davidson County, Tennessee
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 4465, Page 109, Book 6783, Page 805, amended in Book 6777, page 453, Book 7189, Page 553 and Instrument No 20100603-0043191, Register's Office for Davidson County, Tennessee
- Charter for Caleb Chase HOA of record in Book 6927, Page 370 and Book 8109, Page 791, in the Register's Office for Davidson County, Tennessee
- By-Laws of record in Book 7189, Page 581, Register's Office for Davidson, County, Tennessee
- Deed of common areas to HOA of record in Book 7242, Page 554, in the Register's Office for Davidson County, Tennessee
- Storm water detention agreement of record in Book 6548, Page 557, in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **410 North Cameron Ct, Hermitage, Tennessee 37076**

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), their heirs and 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), 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 my/our hand(s) this the 4 DAY OF APRIL, 2023

Andrew C. Derouin by Logan Bell, Attorney in Fact
Andrew C Derouin by Logan Bell, Attorney in Fact

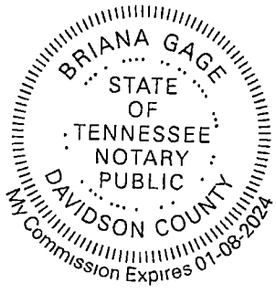
Tracy H. Derouin By Logan Bell Attorney in Fact
Tracy H Derouin by Logan Bell, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LOGAN BELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ANDREW C DEROUIN AND TRACY H DEROUIN, and who acknowledged he/she/they executed the same as the free act and deed of the said ANDREW C DEROUIN AND TRACY H DEROUIN.

Witness my hand and official seal, this the 4th of April, 2023

Briana Gage
Notary Public
My Commission Expires 1/8/24
(SEAL)




**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212