Karen Johnson Davidson County
Batch# 990571 DEEDWARR
04/11/2023 12:12:30 PM 3 pgs
Fees: $18.00 Taxes: $923.15
20230411-0026419

SLTE #2337

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Donald William Ankudovich, III and Lauren Bravoco	Rocket Mortgage, LLC	Map: 162-01-0A-
403 Hickory Glade Drive	1050 Woodward Avenue	Parcel: 008.00CO
Antioch, TN 37013	Detroit, MI 48226	

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, **Melanie Ladd,** unmarried, (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Lauren Bravoco,** a single person and **Donald William Ankudovich, III,** a single person, (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 8, as shown on the map entitled Site Plan, Phase I, Hickory Glade, of record in Plat Book 6250, Page 889, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Melanie Ladd, unmarried, by virtue of that certain Warranty Deed dated July 3, 2015, and being of record at Instrument No. 20150630-0062693 in the Register's Office of Davidson County, Tennessee.

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

This conveyance is subject to the following:

1. 2023 Taxes, a lien, not yet due and payable.
2. Restrictions of record in Book 6824, page 929, Book 6824, page 952, re-recorded in Book 6898, page 896. re-recorded amendment of record in Book 6898, page 919, Book 6957, page 473, and in Book 7959, page 869, said Register's Office.
3. Easement of record in Instrument No. 20220127-0009848, said Register's Office.
4. By-Laws and Charter of record in Book 6878, page 390 and in Book 10697, page 182, said Register's Office.
5. Open-Space of record in Book 6898, page 921, re-recorded in Book 6899, page 562, said Register's Office.
6. Any and all matters appearing on the plan of record in Book 6250, page 889, said Register's Office.

This is IMPROVED property commonly known as **403 Hickory Glade Drive, Antioch, TN 37013.**

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $249,500.00.

Affiant

Subscribed and sworn to before me this 6th day of April, 2023.

JOSEPHINA SANCHEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary public:
My commission expires: Sept. 7, 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 Grantor does covenant with the said Grantees that the Grantor is 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 Grantor does further covenant and bind herself, her 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 Grantor has caused this Deed to be executed this 7th day of April, 2023.

MELANIE LADD

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **MELANIE LADD**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged SHE executed the within instrument.

WITNESS my hand and official seal at Nolensville, Tennessee, this 6th day of April, 2023.

JUDY PAINTER-ROSE
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public
My Commission Expires: 10/14/2026

Certificate of Authenticity

I, Holly A Mason, 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 4/6/23.

Affiant Signature

4/6/23
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 6 day of April, 2023.

Notary's Signature (Notary Seal)

My Commission Expires: 1-6-25

CARL ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/06/2025
DAVIDSON COUNTY