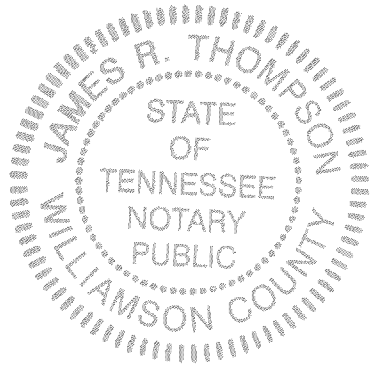
Karen Johnson Davidson County
Batch# 994817 DEEDWARR
04/21/2023 11:32:30 AM 3 pgs
Fees: $18.00 Taxes: $2,111.64
20230421-0029556

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $570,714.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF APRIL, 2023.

Notary Public

MY COMMISSION EXPIRES: 6-18-25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corporation, 3310 West End Avenue, Suite 540, Nashville, TN 37203

File No.: P23-5771-WE

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Joseph S. DeBeasi	Rocket Mortgage, LLC	142-13-0B-196.00-CO
(NAME)	(NAME)	
1308 Morton Mill Ct	1050 Woodward Ave	
(ADDRESS)	(ADDRESS)	
Nashville TN 37221	Detroit MI 48226	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Five Hundred Seventy Thousand Seven Hundred Fourteen And No/100 Dollars ($570,714.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **JOHN D. PURVES, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **JOSEPH S. DEBEASI, A MARRIED MAN, AND KRISTEN BAUM DEBEASI, HIS WIFE, AS TENANTS BY THE ENTIRETY**, 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:

Land in Davidson County, Tennessee, being Lot No. 220 on the Plan of Riverside, Phase 5B of record in Plat at Instrument No. 20030212 0019415, 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 John D. Purves and Alexandra Purves, husband and wife by Warranty deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument No. 20030701-0090673 Register's Office for Davidson County, Tennessee, dated June 24, 2003 and recorded on July 01, 2003. Alexandra Purves died on November 13, 2018 leaving John D. Purves as surviving tenant by the entirety.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1308 Morton Mill Ct, Nashville, TN 37221
(House No.) (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 20th day of APRIL, 2023.

John D. Purves

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of said county and state, **James D. Purves,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20 day of APRIL, 2023.

NOTARY PUBLIC

My Commission Expires: 1-8-24

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

Certificate of Authenticity

I, Nick Harris, 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 **April 20, 2023**.

Affiant Signature

4/20/23
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **20th** day of **April**, 20**23**.

Notary's Signature

My Commission Expires: _____

Date

ADELAIDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2026