6

WARRANTY DEED

Karen Johnson Davidson County
Batch# 995282 DEEDWARR
04/24/2023 09 31 01 AM 2 pgs
Fees $13 00 Taxes $832 50

20230424-0029829

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000 00

Theresa L Johnson
Affiant

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

L. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TN

Notary Public L. Dyke Tatum

MY COMMISSION EXPIRES 5/5/2025

(AFFIX SEAL)

DM-TRA-22-616

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Mikaila K. Duck and Howard Duck	**Rocket Mortgage, LLC**	
(NAME)	(NAME)	
616 Merrylodge Ct	**1050 Woodward Avenue**	**060-11-0A-051.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	**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, **JOHN O. WILLIAMS, JR. AND WIFE, DEBORAH WILLIAMS,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MIKAILA K. DUCK, A SINGLE WOMAN, AND HOWARD DUCK, A MARRIED MAN, TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP,** 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 71 on the Plan of Final Plat, Section Four, Pine Ridge of record in Plat Book 9700, Page 178, amending Plat Book 6900, Page 189, 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 O Williams, Jr and wife, Deborah Williams by Warranty deed from Michael E Berry, unmarried of record in Instrument No 20161018-0109849, Register's Office for Davidson County, Tennessee, dated October 14, 2016 and recorded on October 18, 2016

This conveyance is subject to

- Subject to all matters shown on the Plan of record in Plat Book 9700, Page 178, Plat Book 6900, Page 189, revised in Plat Book 9700, Page 102 Register's Office for Davidson County, Tennessee
- Property taxes for 2023 and subsequent years, a lien not yet due and payable
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7108, Page 1, Book 7108, Page 22, Book10886, Page 805, Book 10886, Page 791, Amended in Instrument No 200003070023333, Register's Office for Davidson County, Tennessee
- Sewer Easement of record in Book 3984, Page 723 and Book 8006, Page 926, in the Register's Office for Davidson County, Tennessee
- Charter for Pine Ridge Homeowners Association, Inc of record in Book 7903, Page 805, Book 7903, Page 352 and Instrument No 20050419-0043618, in the Register's Office for Davidson County, Tennessee
- Water Main Easement of record in Book 8006, Page 946, in the Register's Office for Davidson County, Tennessee
- Quitclaim Deed of Common areas to Homeowners Association of record in Book 7892, Page 616 and Book 8629, Page 907, in the Register's Office for Davidson County, Tennessee
- Deed of Conveyance for Sanitary Sewer of record in Book 8006, Page 926, in the Register's Office for Davidson County, Tennessee
- Restrictions of record as Instrument Number 20020403-0040559 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
- By-Laws of record in Book 10886, Page 805, in the Register's Office for Davidson County, Tennessee
- Rights of tenants in possession, as tenants only, under unrecorded leases, if any
- Subject to rights of others in and to the common areas and/or elements
- Any and all existing easements and restrictions as shown of record not stated herein

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 20 DAY OF APRIL, 2023

John O Williams, Jr

Deborah Williams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN O WILLIAMS, JR , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 20th of April, 2023

Notary Public
My Commission Expires: _____
(SEAL)

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DEBORAH WILLIAMS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 20th of April, 2023

Notary Public
My Commission Expires: _____
(SEAL)

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

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