Karen Johnson Davidson County
Batch# 999386 DEEDWARR
05/03/2023 03:29:30 PM 3 pgs
Fees: $18.00 Taxes: $1,635.40
20230503-0032951

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

LAURA DESMOND
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 5/20/2025

STATE OF TENNESSEE
COUNTY OF Sumner

Actual consideration or value, whichever is greater is $442,000.00.

Affiant

Subscribed and sworn before me this the 17th day of April, 2023.

Notary Public
My commission expires: 5/20/2025

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
John Bowen	Rocket Mortgage, LLC	173-10-0C 029.00
157 Blackpool Drive	1050 Woodward Ave	
Antioch, TN 37013	Detroit, MI 48226-1906	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ROBERTA PARKER, AN UNMARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JOHN BOWEN, A SINGLE MAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 128, PHASE I, DELVIN DOWNS, as shown on plat of record in Plat Instrument No. 20070807-0094328, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Roberta Parker, an unmarried woman, by deed dated 07/12/2012, from Magna Development Corp., a Tennessee corporation, of record in Instrument No. 20120717-0062722, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 157 Blackpool Drive, Antioch, TN 37013.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 17th day of April, 2023.

Roberta Parker

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Roberta Parker, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of April, 2023.

My commission expires:

9-7-26

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Caleb Waters, 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 4-17-2023 (date of document).

Caleb Waters
Affiant Signature

4-17-2023
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17th day of April, 2023.

Laura Desmond
Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

