Karen Johnson Davidson County
Batch# 1000581 DEEDWARR
05/08/2023 12:51:30 PM 3 pgs
Fees: $18.00 Taxes: $943.50
20230508-0034177

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF MAY, 2023.

Notary Public

MY COMMISSION EXPIRES: 11/28/2026
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

B-ELAM-23-000514

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)
Chance Keeton and Bailey Mullins	**Rocket Mortgage, LLC**	
(NAME)	(NAME)	
514 Forest Pointe Place	**1050 Woodward Ave.**	**150-09-0B-514.00-CO**
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Detroit, MI 48226**	
(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 CLARK NEVINS, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHANCE KEETON AND BAILEY MULLINS, HUSBAND AND WIFE,** 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:

All that certain condominium situated in Davidson County, Tennessee, being Unit No. 514 on the Final Plat of Forest Pointe Condominiums, of record in Book 6900, Page 930, and revised in Book 7900, Page 16, and further revised in Book 7900, Page 281, and as shown as an Exhibit "B", to the Declaration of Covenants, Conditions, and Restrictions of record in Book 10412, Page 567, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Andrew Clark Nevins, a single man and Martha Jane Nevins, a married woman by Warranty deed from Ashleigh D. Arledge, a single woman of record in Instrument No. 20181203-0117410 Register's Office for Davidson County, Tennessee, dated November 28, 2018 and recorded on December 03, 2018.

Martha Jane Nevins died testate on April 26, 2022 her interest vested in Andrew Clark Nevins and Jennifer Erin Burton as evidenced by Affidavits of Heirship in Instrument No. 20230223-0012756 and Instrument No. 20230223-0012757, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Andrew Clark Nevins by QuitClaim Deed from Andrew Clark Nevins and Jennifer Erin Burton of record in Instrument No. 20230228-0014039 Register's Office for Davidson County, Tennessee, dated February 15, 2023 and recorded on February 28, 2023. Said property is not and has never been the marital residence for the said Andrew Clark Nevins.

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 6900, Page 930, amended in Book 7900, Page 16 and Final Revision in Book 8050, Page 853, Register's Office for Davidson County, Tennessee.
- All conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Forest Pointe Condominium of record in Book 7801, Page 463, as amended in Book 8050, Page 853; Book 11720, Page 152 and Instrument No. 20030712-0097022, 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 10412, Page 567, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 7075, Page 790 and Book 7079, page 424, in the Register's Office for Davidson County, Tennessee.
- Charter of Forest Pointe Homeowners Association of record in Book 8069, Page 162, in the Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 7801, Page 486, in the Register's Office for Davidson County, Tennessee.
- Easement(s) of record at Instrument No. 20010720-0077283, in the aforesaid Register's Office.

- Dedication of Easement of record in Book 7640, Page 534, 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: **514 Forest Pointe Place, Antioch, Tennessee 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 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 5th DAY OF MAY, 2023.

Andrew Clark Nevins

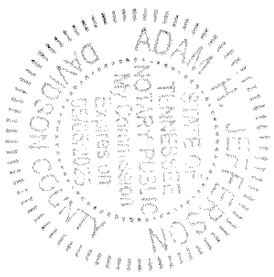
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANDREW CLARK NEVINS, 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 5th of May, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

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



TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 May 5, 2023.

J. Carlton Drumwright

May 5, 2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on May 5, 2023.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY