Karen Johnson Davidson County
Batch# 1004685 DEEDWARR
05/18/2023 09:05:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20230518-0037199

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF MAY, 2023.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-01-2025

G-CT-23-2144

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)
Brian Alexander Leyrer and Natalie Ramey	Rocket Mortgage, LLC	
(NAME)	(NAME)	**097-02-0A-580.00-CO**
2144 Hickory Brook Drive	1050 Woodward Ave	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	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, **AUDREY J. EDWARDS AND ZACH EDWARDS, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRIAN ALEXANDER LEYRER, A SINGLE MAN, AND NATALIE RAMEY, A SINGLE WOMAN,** 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. 580 on the Plan of Final Plat of Villages of Riverwood Section One Phase 5A of record in Plat at Instrument No. 20161011-0107256, 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 Audrey N. Jacques and Zach Edwards, joint tenants by Warranty deed from Alisha Woodard and husband, Jeff Wade Woodard, and Dyan Woodall, married (by and through their attorney-in-fact, R.L. Moore as recorded in Instrument No. 20190711-0067699, 20190711-0067700, 20190711-0067701) of record in Instrument No. 20190711-0067702 Register's Office for Davidson County, Tennessee, dated July 08, 2019 and recorded on July 11, 2019.

Audrey N. Jacques and Zach Edwards having since married. Audrey N. Jacques is now known as Audrey J. Edwards.

This conveyance is subject to:
• Taxes for the year 2023 and subsequent years, a lien not yet due and payable.
• Subject to all matters shown on the Plan of record in Chancery Court Book 2, Page 160, Register's Office for Davidson County, Tennessee.
• Subject to all matters shown on the Plan of record as Instrument No. 20090603-0051286 and Instrument No. 20161011-0107256, Register's Office of Davidson County, Tennessee.
• Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20080408-0035557, as supplemented in Instrument No. 20110427-0032201; Instrument No. 20140416-0031645; Instrument No. 20140416-0031646; Instrument No. 20140424-0034613; Instrument No. 20140424-0031614; Instrument No. 20140424-0034615; Instrument No. 20140424-0034616; Instrument No. 20140424-0034617; Instrument No. 20140424-0034618; Instrument No. 20150812-0080705; Instrument No. 20151106-0113217; Supplementary Declaration recorded in Instrument No. 20160226-0018415 and Instrument No. 20161021-0111233, Register's Office for Davidson County, Tennessee.
• Declaration of Easement of record in Instrument No. 20081209-0118828, in the Register's Office for Davidson County, Tennessee.
• Storm Water Detention Agreement of record in Instrument No. 20070713-0083651, in the Register's Office for Davidson County, Tennessee.
• Easement to Comcast of record in Instrument No. 20090109-0002454, in the Register's Office for Davidson County, Tennessee.

- Sanitary Sewer & Pumping Station Easement of record in Instrument No. 20051219-0152201, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewer Drainage Easement of record in Instrument No. 20051219-0152202, in the Register's Office for Davidson County, Tennessee.
- Storm Water Drainage Easement of record in Instrument No. 20100108-0001965 and Instrument No. 20100108-0001966, in the Register's Office for Davidson County, Tennessee.
- Slope Easement of record in Instrument No. 20100108-0001967 and Instrument No. 20100108-0001968, in the Register's Office for Davidson County, Tennessee.
- Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20140903-0080257, in the Register's Office for Davidson County, Tennessee.
- Transmission Line Easement of record in Book 4586, Page 242, in the Register's Office for Davidson County, Tennessee.
- Easements of record in Book 7621, Page 276, Book 4764, Page 324 and Book 4049, Page 395, 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: **2144 Hickory Brook Drive, Hermitage, Tennessee 37076**.

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 15th DAY OF MAY, 2023.

Audrey J. Edwards

Zach Edwards by Audrey J. Edwards — Attorney-In-Fact

Zach Edwards by Audrey J. Edwards,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AUDREY J. EDWARDS, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of May, 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, AUDREY J. EDWARDS, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of ZACH EDWARDS, and who acknowledged he/she/they executed the same as the free act and deed of the said ZACH EDWARDS.

Witness my hand and official seal, this the 15th of May, 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

Tennessee Certification of Electronic Document

I, Christine Hutchinson, do hereby make oath that I am a licensed attorney and/or thecustodian 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 05/15/23 (date of document).

Affiant Signature

05/18/23

Date

State of **Tennessee**

County of **Sumner**

Sworn to and subscribed before me this 18th day of May, 2023

Notary Public

My Commission Expires:

JENNIFER MCEWEN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-01-2025

NOTARY'S SEAL