Karen Johnson Davidson County
Batch# 1007355 DEEDWARR
05/24/2023 03:50:30 PM 3 pgs
Fees: $18.00 Taxes: $825.10
20230524-0039267

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee}
County of Sumner}

The actual consideration or value, whichever is greater for this transfer is: $223,000

Affiant Signature

Subscribed and sworn to before me on this the 24th Day of May, 2023

Notary Public

My Commission expires _____/_____/_____

CHRISTINE HUTCHINSON
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 4-23-2025

NAME AND ADDRESS OF PROPERTY OWNER:
Bradley Boaz
3510 Seneca Forest Drive
Nashville, TN 37217

SEND TAX BILLS TO:
Rocket Mortgage, LLC
1050 Woodward Avenue
Detroit, MI 48226

MAP AND PARCEL NUMBER: Tax ID #: 136100B02300CO

WARRANTY DEED

23NT00466

Effective the 24th Day of May, 2023 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Candace Morgan Garrett

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Bradley Boaz, a single man

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson County,** Tennessee, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 46, UNIT 46, CONDOMINIUM SITE PLAT OF PRIEST LAKE FOREST, SECTION 4, OF RECORD IN BOOK 5200, PAGE 573, AND AMENDED IN BOOK 5200, PAGE 574, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION

Being the same property as conveyed to CANDACE MORGAN GARRETT by Warranty Deed from STEPHEN E. RAY dated 6-27-13 recorded 6-26-13 in Book -, Page -, as Document Number 20130626-0065515, Register's Office for DAVIDSON County, TENNESSEE.

This conveyance is made subject to the following:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is an improved property commonly known as: 3510 Seneca Forest Dr, Nashville, TN 37217-4536

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 24th day of May, 2023.

Candace Morgan Garrett

Candace Morgan Garrett

State of TN }
County of DeKalb }

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Candace Morgan Garrett,** the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 24th day of May, 2023.

Notary Public

My commission expires: 9/2/24

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 05/24/23 (date of document).

Affiant Signature

05/24/23

Date

State of **Tennessee**

County of **Sumner**

Sworn to and subscribed before me this 24th 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