(1)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 235,000.00 .

Rocket Mtge
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of May, 2023.

Georgette R Kennedy
Notary Public

COMMISSION EXPIRES: 01-06-25

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 1011634 DEEDWARR
06/06/2023 09:04:30 AM 3 pgs
Fees: $18.00 Taxes: $869.50
20230606-0042701

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Caleb Jones	Rocket Mortgage	142 05 0A 145.00
(NAME)	(NAME)	
602 Plantation Court	1050 Woodward Ave.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Detroit, MI 48226	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, David Brill, a single man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Caleb Jones, a single man,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit No. X-7, together with the carport designated No. X-7-C, in River Plantation, Section Two, a Condominium, a Horizontal Property Regime located on Plantation Court, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Two, Condominium Apartments, recorded in Book 4460, Pages 136 and 137, of the Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 4661, Page 334 of the Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the property, apartments, co-owners, and tenants of River Plantation, Section Two, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto recorded in Book 4661, Page 334, said Register's Office, along with amended By-Laws of record in Book 4691, Page 906, are incorporated in this deed by reference and made a part hereof the same as though copied herein

Being the same property conveyed to Paul R. Brill, an unmarried person by Quitclaim Deed from Paul R. Brill and Aaron B. Brill, as joint tenants with right of survivorship dated 02/08/2022 and recorded 02/08/2022 in Instrument Number 202202080014499 in the Register's Office for Davidson County, Tennessee. The said Paul Richard Brill died on August 20, 2022 leaving his father Aaron Bertrand Brill as the sole owner of the property. Property was further conveyed to David Brill, an unmarried man by Quitclaim Deed from Aaron Bertrand Brill dated 12/01/2022 and recorded 12/09/2022 in Instrument Number 202212090128176 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 602 Plantation Court (House Number) (Street) (P.O. Address) Nashville, TN (City or Town) 37221 (Postal Zip)

File No.: 6593-23
Warranty Deed Individual eRec LES rev. 09-2018

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 assigns forever; and we do covenant with the 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, 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 GRANTEES, their heirs, successors 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 our hands this 31st day of May, 2023.

David Brill

State of Tennessee

County of Davidson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared David Brill, 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 as her free act and deed for the purposes therein contained.

WITNESS my hand and seal this 31st day of May, 2023.

Shannon Philbin

Commission Expires: _____

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 9, 2027

CERTIFICATE OF AUTHENTICITY

I, Jennifer D Stacy do hereby make oath that I am a licensed attorney and/or 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 June 5, 2023.

Affiant

Date: 6/5/2023

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 5th day of June, 2023

Notary Public

My Commission Expires: 1/6/25

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY