Karen Johnson Davidson County
Batch# 1014793 DEEDWARR
06/13/2023 02:13:30 PM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20230613-0045059

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF JUNE, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

02-NSH23-06024

Address of New Owner:	Send Tax Bills to:	Tax Information:
Jameson Christian and Caitlan Christian, husband and wife 3037 Stone Bridge Road Antioch, TN 37013	Rocket Mortgage, LLC 1050 Woodward Avenue Detriot, MI 48226	150 10 0 268.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Christopher Powers, married**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Jameson Christian and Caitlan Christian, husband and wife**, hereinafter called the Grantees, their successors and assigns, a 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. 18 on the Plan of 1st Revision to Stonebridge, of record in Book 9700, Page 244, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.
>
> Being the same property conveyed to Christopher Powers, an unmarried man, by Warranty Deed from Edmond Medina, married, of record in Instrument No. 20140620-0054198, in the Register's Office of Davidson County, Tennessee, dated June 18, 2014 and recorded on June 20, 2014.

Christie Powers, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying her martial interests, if any, in the subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 3037 Stone Bridge Road, 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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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 9th day of June, 2023

Christopher Powers

Christie Powers

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Christopher Powers and Christie Powers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Brentwood, Tennessee, this 9th day of June, 2023.

Notary Public

My Commission Expires: 4.14.25

FAITH L. LOWE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

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 06/09/23 (date of document).

Affiant Signature

06/13/23

Date

State of **Tennessee**

County of **Sumner**

Sworn to and subscribed before me this 13th day of June, 2023

Notary Public

My Commission Expires:

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

NOTARY'S SEAL