Karen Johnson Davidson County
Batch# 1017059 DEEDWARR
06/20/2023 03:47:30 PM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20230620-0046873

G#36726-2

WARRANTY DEED	State of Tennessee County of Sumner The actual consideration or value, whichever is greater, for this transfer is **$430,000.00.** Affiant Subscribed and sworn to before me, this the 20th day of June, 2023. Notary Public My commission expires: _____ (AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jordan Leigh Gwaltney and John Cashin Hicks III	**Rocket Mortgage, LLC**	**161 04 0 172 00**
295 April Lane	**1050 Woodward Avenue**	
Nashville, TN 37211	**Detroit, MI 48226**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

John S. Holley and Brittany Sircy, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jordan Leigh Gwaltney, a single woman, and John Cashin Hicks III, an unmarried man, as joint tenants with right of survivorship

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 43 on the Plan of Southwood, of record in Book 2663, Pages 125 and 126, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to John S. Holley and Brittany Sircy, husband and wife, by Warranty Deed dated January 13, 2017, from Stephen D. Lohr and Darlana Lohr, husband and wife, of record in Instrument No. 20170117-0004610, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Book 2663, Pages 125 and 126, Register's Office for Davidson County, Tennessee;

2) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 6303, Page 430, Register's Office for Davidson County, Tennessee;

3) Restrictive Covenants contained in instrument of record in Book 2904, Page 51, and as amended in Book 7127, Page 491, Register's Office for Davidson County, Tennessee;

4) Restrictive Covenant for Detached Structure of record in Instrument No. 20130910-0095603, Register's Office for Davidson County, Tennessee; and,

5) Taxes for the current year which have been prorated and assumed by the Grantees herein and any subsequent years, not yet due and payable.

This is improved property, known as: **295 April Lane, Nashville, TN 37211**.

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 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 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 **20th** day of **June, 2023.**

John S. Holley

Brittany Sircy

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **John S. Holley and Brittany Sircy, husband and wife,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **20th** day of **June, 2023.**

Notary Public

My Commission Expires: 12/16/24

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON 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 06/20/23 (date of document).

Affiant Signature

06/20/23

Date

State of **Tennessee**

County of **Sumner**

Sworn to and subscribed before me this 20th day of June, 2023

Notary Public

My Commission Expires:

NOTARY'S SEAL

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