

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $242,500.00

Affiant

Subscribed and sworn to before me, this 22nd day of June, 2023.

Notary Public

My commission expires: 5/9/2026

THIS INSTRUMENT WAS PREPARED BY
Lakeside Title & Escrow Series, LLC
117 Saundersville Rd, Ste 101
Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Noah Tellish	United Wholesale Mortgage	**02300001700**
2311 Crocker Springs Road	585 South Blvd. E.	
Goodlettsville, TN 37072	Pontiac, MI 48341	

FOR AND IN 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, WE, **Jaquelyn Stephanie Petty**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Noah Tellish, a single man as Sole ownership,** 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:

Situated in the 10th Civil District of Davidson County, Tennessee, beginning at a point in the center of Crocker Springs Road in Joe E. Edward's East Line; thence South 6 degrees West 262 feet to a point; thence South 40 degrees 40' West 660 feet to a point in Joe Edward's West line; thence South 88 degrees East 442 feet to the beginning, containing 4 acres, more or less, according to a survey made by John M. Sullivan, County Surveyor, (not dated).

Being the same property conveyed to Jaquelyn Stephanie Petty, by Quitclaim Deed from th Estate of Barbara Luttrell, dated 5/19/23 and recorded 6/9/23 in Instrument No. 20230609-0043831, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations: (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is Improved property known as: 2311 Crocker Springs Road, Goodlettsville, TN 37072.

Karen Johnson Davidson County
Batch# 1018298 DEEDWARR
06/23/2023 11:45:30 AM 3 pgs
Fees: $18.00 Taxes: $897.25
20230623-0047891

LTE File No.: 23-1256TN

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; 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 in 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 22nd day of June, 2023.

Jaquelyn Stephanie Petty

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of June, 2023, before me personally appeared **Jaquelyn Stephanie Petty** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 22nd day of June, 2023.

Notary Public

Commission Expiration: 5/9/2026

EMILY ELROD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

LTE File No.: 23-1256TN

Certificate of Authenticity

I, Tonya Loftin, do hereby make oath that I am a licensed attorney and/or the 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 22, 2023**.

Date

Tonya Loftin
Affiant Signature

June 23, 2023
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 23rd day of June, 20 23.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)