WARRANTY DEED

Karen Johnson Davidson County
Batch# 1022535 DEEDWARR
07/05/2023 10 31 22 AM 2 pgs
Fees $13 00 Taxes $943 50

20230705-0051251

LR-CASH-22-4044

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF JUNE, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Clynte Allen	**Rocket Mortgage, LLC, ISAOA**	
(NAME)	(NAME)	**059-09-0-074 00**
4044 Kings Circle	**1050 Woodward Ave**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	**Detroit, MI 48226-1906**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **THE ESTATE OF WILLA MAI HOWARD,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CLYNTE ALLEN, A MARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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 105 on the Plan of Haynes Estates, Section Two, as of record in Book 4175, Page 13, Register's Office for Davidson County, Tennessee

Said Lot No 105 fronts 65 78 feet on the easterly side of Kings Circle and runs back between lines, 148 49 feet on the northerly line and 130 13 feet on the southerly line to a line at the rear on which it measures 110 92 feet

Being the same property conveyed to Willa M Howard, married by Warranty Deed from Evelyn W Brown, unmarried of record in Book 10367, Page 248, Register's Office for Davidson County, Tennessee, dated February 24, 1997 and recorded on March 04, 1997

Willa M Howard died on February 16, 2021 her estate opened in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division), under Docket No 21P1406

This conveyance is subject to
- Subject to all matters shown on the Plan of record in Book 4175, Page 13, Register's Office for Davidson County, Tennessee
- Restrictions of record in Book 4230, Page 545, in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **4044 Kings Circle, Nashville, Tennessee 37218**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 29th DAY OF JUNE, 2023.

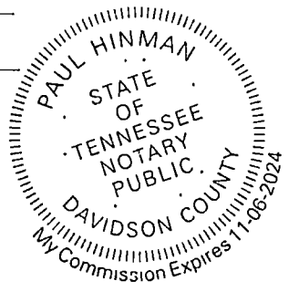
The Estate of Willa Mai Howard
BY. Latrice Howard-Allen
Latrice Howard-Allen
Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LATRICE HOWARD-ALLEN, ADMINISTRATOR of the THE ESTATE OF WILLA MAI HOWARD, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed

Witness my hand and official seal, this the 29th of June, 2023

Notary Public
My Commission Expires. _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212