Karen Johnson Davidson County
Batch# 1024444 DEEDWARR
07/10/2023 11:24:30 AM 3 pgs
Fees: $18.00 Taxes: $1,082.25
20230710-0052488

This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number: 6-1347-KS

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $292,500.00.

Affiant

Subscribed and sworn to before me, this the 6th day of July, 2023.

Notary Public
My Commission Expires: _____

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

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Nicole Barton and Cameron Barton 1330 Havenbrook Drive Nashville, TN 37207	Rocket Mortgage, LLC 1050 Woodward Avenue Detroit, MI 48226	050-02-0B-244-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Gregory Holley, Jr. and Dominique Holley f/k/a Dominique Crosby, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Nicole Barton,*** hereinafter called the Grantee(s), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:
***and Cameron Barton, wife and husband**

Land in Davidson County, Tennessee, being Unit No. 244 on the Plan of Belle Arbor Townhomes, a Townhome Planned Unit Development, Horizontal Property Regime with private easements, filed as Exhibit to and established by amended and restated Declaration of Covenants, Conditions and Restrictions for Belle Arbor and Declaration of Covenants, Conditions and Restrictions for Belle Arbor Townhomes, a Townhome Planned Unit Development, Horizontal Property Regime with private easements, of record in Instrument No. 20171116-0117974 and corrected by Scrivener's Affidavit of record in Instrument No. 20171122-0119839 and amended by First Amendment to the amended and restated Declaration of Covenants, Conditions and Restrictions for Belle Arbor and Declaration of Covenants, Conditions and Restrictions for Belle Arbor Townhomes, a Townhome Planned Unit Development of record in Instrument No. 20180105-0001817, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Dominique Crosby and Gregory Holley, Jr., wife and husband, as tenants by the entireties by Quit Claim Deed from Dominique Crosby, a married woman, who acquired title as unmarried, joined by her spouse, Gregory Holley, Jr. of record as Instrument No. 20220228-0022548 in the Register's Office for Davidson County, Tennessee, dated February 7, 2022 and recorded on February 28, 2022. and being the same property conveyed to Dominique Crosby by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A/ Ryan Homes of record as Instrument No. 20181005-0099089 in the Register's Office for Davidson County, Tennessee, dated October 3, 2018 and recorded on October 5, 2018

This is improved property located at: **1330 Havenbrook Drive, Nashville, TN 37207**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4)

all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of July, 2023.

GRANTOR:

Gregory Holley, Jr.

Dominique Holley f/k/a Dominique Crosby

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Gregory Holley, Jr. and Dominique Holley f/k/a Dominique Crosby, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 5th day of July, 2023.

Notary Public
My Commission expires: 3/3/26

CHARLES D LIGHTSEY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON 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 07/05/23 (date of document).

Affiant Signature

07/10/23

Date

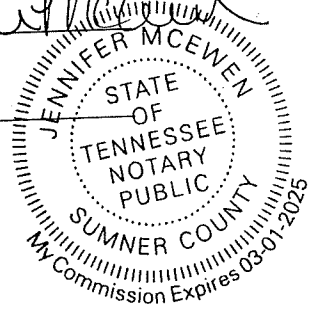
State of **Tennessee**

County of **Sumner**

Sworn to and subscribed before me this 10th day of July, 2023

Notary Public

My Commission Expires:



NOTARY'S SEAL