Karen Johnson Davidson County
Batch# 1027098 DEEDWARR
07/17/2023 04:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,763.05
20230717-0054949

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $476,500.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 13th day of July, 2023.

(Affix Seal) Notary Public

My Commission Expires: 3/3/26

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

2023-06-1021

THIS INSTRUMENT WAS PREPARED BY AND PLEASE RETURN TO:

**HALE TITLE AND ESCROW, LLC**
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

| Address of New Owners: | Send Tax Bills To: | Tax ID#: |
|---|---|---|
| Kelsey Rich Inniss and Cameron Inniss<br>679 Brewer Drive<br>Nashville, TN 37211 | Rocket Mortgage, LLC<br>1050 Woodward Avenue<br>Detroit, MI 48226 | Map/Parcel<br>147-14-0-144.00 |

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, **Jonathan D. Green and Emily E. Green (incorrectly spelled Emly E. Green in the prior deed), husband and wife**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do hereby transfer and convey unto **Kelsey Rich Inniss and Cameron Inniss, wife and husband,** hereinafter called the GRANTEES, their heirs 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. 424 on the Plan of Candlestick Farms, Section 4 of record in Plat Book 3600, Page 71, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jonathan D. Green and wife Emly E. Green by Warranty deed from Derek Schendel, an unmarried man of record in Instrument No. 20170425-0040262 Register's Office for Davidson County, Tennessee, dated April 20, 2017 and recorded on April 25, 2017.

This conveyance is subject to the following: Metropolitan Nashville property taxes for the year 2023, and subsequent years, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 679 Brewer Drive, 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, their heirs and assigns forever; and the GRANTORS, do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and they do further covenant and bind themselves, their heirs and assigns, 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.

Effective the ____ day of July, 2023:

Jonathan D. Green

Emily E. Green

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 12 day of July, 2023, before me personally appeared Jonathan D. Green and Emily E. Green, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 12 day of July, 2023.

Notary Signature
My commission expires:



## Tennessee Certification of Electronic Document

I, Steven T. Morris 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 July 17, 2023 (date of document).

Affiant Signature

July 17, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 17th day of July, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023