Karen Johnson Davidson County
Batch# 1032724 DEEDWARR
07/31/2023 01:50:30 PM 4 pgs
Fees: $23.00 Taxes: $3,644.50
20230731-0058918

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY Fidelity Residential Solutions 800 Hingham Street, Suite 101N Rockland, MA 02370 880269 MC00264229-2 TO17685 Tracey Haddad	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $985,000.00 Affiant Subscribed and sworn to before me, this the 31 day of July, 2023. Notary Public My commission expires: 8-20-2023 (Affix Seal)

JOHN W. BISHOP STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
NAME: Barton Davies and Tess Davies	NAME: Rocket Mortgage, LLC
STREET ADDRESS: 2602 Sunset Place Nashville, TN 37212	STREET ADDRESS: 1050 Woodward Ave
MAP & PARCEL NO.: 104-15-0-086.00	Detroit, MI 48226-1906

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Julian Hill and Erika Cornell, husband and wife hereinafter called Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto

Barton Davies and Tess Davies, husband and wife

hereinafter called Grantee, his/her heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson COUNTY, STATE OF TENNESSEE, more particularly described as follows:

See Exhibit A

This is improved property known as: 2602 Sunset Place, Nashville, TN 37212

To have and to hold the said tract or parcel of land, with all the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY/OUR SIGNATURE(S) THIS 26 day of May, 2023.

X _____
Julian Hill

X _____
Erika Cornell

State of Tennessee } ss
County of Dickson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Julian Hill, Married (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 26 day of May, 2023.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

ADREANA BLEVINS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DICKSON

Notary Public
My commission expires 10-22-2024

State of Tennessee } ss
County of Dickson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Erika Cornell, Married (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 26 day of May, 2023.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

ADREANA BLEVINS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DICKSON

Notary Public
My commission expires 10-22-2024

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Mayfield Subdivision, a Revision of Lot 36 and Part of Lot 37 on the Plan of Sunset Park, of record in Instrument No. 20041208-0146172, 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 Julian Hill, unmarried and Erika Cornell, unmarried, as joint tenants with rights of survivorship by Warranty deed from Thomas D. Grimes and Julie B. Grimes, a married couple, and Thomas Alexander Grimes of record in Instrument No. 20210303-0027822 Register's Office for Davidson County, Tennessee, dated February 26, 2021 and recorded on March 03, 2021.

True Copy Certification

I, **Tonya Cherry,** 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 this the 26 day of July, 2023.

Affiant Signature
Date 7/31/23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 31 day of July, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON