# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1034539 DEEDWARR
08/04/2023 09:13:30 AM 3 pgs
Fees: $18.00 Taxes: $3,422.50
20230804-0060347

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $925,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JULY, 2023.

Notary Public

MY COMMISSION EXPIRES: 4-13-25
(AFFIX SEAL)

CARRIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025

**THIS INSTRUMENT WAS PREPARED BY**
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

File No.: 2023-0722

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP/PARCEL NO(S). |
|---|---|---|
| Tyler Feller | Rocket Mortgage, LLC | |
| (NAME) | (NAME) | |
| 412 Valley Trace Drive | 1050 Woodward Ave. | 143060A07200CO |
| (ADDRESS) | (ADDRESS) | |
| Nashville TN 37221 | Detroit, MI 48226-1906 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF Nine Hundred Twenty-Five Thousand And No/100 Dollars ($925,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **RUBEN J. ESTEVEZ, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TYLER FELLER, A SINGLE MAN**, 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:

Land in Davidson County, Tennessee, being Lot 38, on the Plan of Phase Two, Harpeth Trace Estates, of record in Book 5200, Page 556 through 558, inclusive, 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 Ruben Estevez, unmarrid by QuitClaim Deed from Ruben Estevez, Unmarried and Bradley Ramsey, unmarried dated January 5, 2017, of record as Instrument No. 201701060001756, in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 412 Valley Trace Drive, Nashville, TN 37221
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 our hands this 31st day of July, 2023.

Ruben J. Estevez

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 31st day of July, 2023, before me personally appeared Ruben J. Estevez, 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 (or person's) free act and deed.

Notary Public

My Commission Expires: 6·27·26

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**True Copy Certification**

I, Yvette Meldrum, 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 31, 2023.

Signature
July 31, 2023
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this July 31, 2023

Notary's Signature

My Commission Expires: 4-13-25

