G #36852-5 Box #14

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1034643 DEEDWARR
08/04/2023 11.57 32 AM 2 pgs
Fees $13 00 Taxes $2,349 50

20230804-0060455

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$635,000.00.**

Affiant

Subscribed and sworn to before me, this 3rd day of August, 2023

Notary Public

My commission expires 5/9/2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To	Map-Parcel Numbers
Dodondawa Oluwo Tiwalade Awosanya	**Rocket Mortgage, LLC**	**086-10-0-C-007-00co**
3746 Central Pike #7	**1050 Woodward Avenue**	
Hermitage, TN 37076	**Detroit, MI 48226-1906**	

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, WE,

Kehinde Carew, a married man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Dodondawa Oluwo and Tiwalade Awosanya, husband and wife

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 Unit No. 7, on the Plan of 6Teen on Central Townhomes, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions for 6Teen on Central Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20180413-0035135 and amended in Instrument No. 20200817-0092200, and in Instrument No. 20201008-0117290, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of 6Teen on Central Townhomes, shown on Exhibit "B" to the Declaration of record in Instrument No. 20180413-0035135, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

BEING the same property vested in Kehinde Carew, a married man, by Warranty Deed dated August 31, 2020, from Guerrier Development, LLC, a Tennessee limited liability company, of record in Instrument No. 20200903-0100329, and further see Scrivener's Affidavit(s) of record in Instrument No. 20230724-0056895 and Instrument No. 20230725-0057103, Register's Office for Davidson County, Tennessee.

THE PROPERTY CONVEYED HEREIN IS NOT THE PLACE OF RESIDENCE OF THE GRANTOR OR HIS SPOUSE.

THE conveyance of the above described parcel of land is subject to the following:

1) The Plan of record as set out on Exhibit "B" to the Declaration of record in Instrument No. 20180413-0035135, said Register's Office for Davidson County, Tennessee, shows an Owner's Certificate, and is subject to all matters as set forth therein.

2) Declaration of Covenants, Conditions and Restrictions for 6Teen on Central Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20180413-0035135 and amended in Instrument No. 20200817-0092200 and Instrument No. 20201008-0117290, and By-Laws appended thereto, said Register's Office.

3) Charter of 6teen on Central Townhomes HOA, Inc., of record in Instrument No. 20180413-0035145, said Register's Office.

4) Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20180719-0070669, said Register's Office.

5) Agreement for Dedication of Easement and/or Public Street Right-of-Way of record in Instrument No. 20180806-0077196, said Register's Office.

6) Taxes for the current year have been prorated and assumed by the Grantee(s) herein and for the subsequent years, not yet due and payable.

This is improved (_X__) Unimproved (____) property, known as **3746 Central Pike #7, Hermitage, TN 37076**

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 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 my/our hand(s) this 3rd day of **August, 2023.**

K Carew

Kehinde Carew

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Kehinde Carew,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of **August, 2023.**

M Boyd

Notary Public

My Commission Expires: 5/9/2026

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON