THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Stone Gate Corporate Center, Ste 102
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Suzanne Carol Leslie and Earsell Leslie, Jr.
437 Landings Way
Mt. Juliet, TN 37122
SEND TAX BILLS TO:
Rocket Mortgage, LLC
1050 Woodward Avenue
Detroit, MI 48226-1906

Karen Johnson Davidson County
Batch# 1036645 DEEDWARR
08/09/2023 02:08:30 PM 4 pgs
Fees: $23.00 Taxes: $1,972.10
20230809-0061812

WARRANTY DEED

(Map 087-02-0A; Parcel 002.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **DENNIS BAXTER, UNMARRIED**, hereinafter referred to as "Grantor", has bargained and sold and does hereby transfer and convey unto **SUZANNE CAROL LESLIE AND EARSELL LESLIE, JR., WIFE AND HUSBAND,** hereinafter referred to as "Grantees", their heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND situated in Davidson County, Tennessee, being Lot No. 2 on the Plan of Cobblestone Landing, Phase I, as of record in Instrument No. 20050822-0099471, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.
>
> BEING the same property conveyed to Dennis Baxter, an unmarried man, by Warranty Deed dated January 4, 2006, from Drees Premier Homes, Inc., an Ohio Corporation, recorded January 6, 2006, in Instrument No. 20060106-0002358, in the Register's Office of Davidson County, Tennessee.
>
> THIS CONVEYANCE IS MADE SUBJECT TO: (1) all subdivision/condominium assessments, covenants, bylaws, restrictions and declarations, (2) all items set out on any applicable plat of record, (3) any and all applicable government and/or zoning regulations, (4) utility, sewer, drainage, rights of way and any other easements of record, and (5) any and all other matters of public record.

This is improved property known as 437 Landings Way, Mt. Juliet, TN 37122.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

Grantor covenants with the said Grantees that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2023 real property taxes which will be prorated at closing and paid by the Grantees.

Grantor further covenants and binds Grantor, his heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand and signature on this the 8th day of August, 2023.

08/08/2023

E-signed by Dennis Baxter by Kimberly R. Simons, Attorney in Fact on August 8, 2023 at 12:18 PM CST

Dennis Baxter by Kimberly R. Simons, Attorney in Fact

DENNIS BAXTER BY KIMBERLY R. SIMONS, ATTORNEY-IN-FACT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kimberly Simons, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument on behalf of Dennis Baxter, and acknowledged that she executed the same as the free act and deed of the said Dennis Baxter for the purposes therein contained, by virtue of a Power of Attorney recorded in Instrument No. _____202308090061810_____, in the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal, this the 8th day of August, 2023.

Bonnie Wigley

Notary Public

E-signed by Bonnie Wigley on August 08, 2023 12:29 PM CST

BONNIE L. WIGLEY
State of Tennessee
Online Notary Public
County of Coffee
My Commission Expires:
September 13, 2023

Notarized remotely via audio/video communication

My Commission Expires: 09/13/2023

(SEAL)

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $533,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 8th day of August, 2023.

Leslie Tate

Notary Public

My commission Expires: March 22, 2026

LESLIE TATE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File No. GTS1-2023-238

Affidavit of True and Original Documentation

I, Leslie Tate, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Leslie Tate
Certifier

State of Tennessee
County of Rutherford

Personally, appeared before me, Lynae Wilder, a notary public for this county and state ~~Rutherford, TN~~, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Leslie Tate
LW

Lynae Wilder
Notary Signature

Commission Expiration: October 22, 2025

LYNAE WILDER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

(Notary Seal)

True Copy Certification

I, Leslie Take, 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 the 8 day of August, 2023.

Affiant Signature

8/8/23

Date

State of Tennessee)

County of Rutherford)

Sworn to and subscribed before me this 8 day of August, 2023.

Notary's Signature

My Commission Expires: October 22, 2025

Notary' Seal (if on paper)

LYNAE WILDER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY