Karen Johnson Davidson County
Batch# 1037157 DEEDWARR
08/10/2023 03:46:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20230810-0062227

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF AUGUST, 2023.

Notary Public

MY COMMISSION EXPIRES: 9-7-26

(AFFIX SEAL)

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

CATHERINE DEBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026

02-NSH23-06320

Address of New Owner:	Send Tax Bills to:	Tax Information:
Neal Johnson 4941 Shihmen Drive Antioch, TN 37013	Rocket Mortgage 1050 Woodward Ave. Detroit, MI 48226	162 04 0 009.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Barry E. Paquet, II, married**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Neal Johnson, a single man**, hereinafter called the Grantees, their successors 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 No. 166 on the Plan of Antioch Park, Section 3 of record in Book 4460, Page 25, 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 Barry E. Paquet, II, a single man, by Quit Claim Deed from Barry E. Paquet, II, a married man, of record in Instrument No. 20220413-0043112, in the Register's Office of Davidson County, Tennessee, dated April 11, 2022, and recorded on April 13, 2022.

Being the same property conveyed to Barry E. Paquet II, a married man, by Warranty Deed from John T. Gregath d/b/a J & L Investments, a Tennessee sole proprietorship, of record in Instrument No. 20210702-0090239, in the Register's Office of Davidson County, Tennessee, dated June 25, 2021, and recorded on July 02, 2021. The said Barry E. Paquet, II (a/k/a Barry Edward Paquet II) having since divorced Chelsea Dawn Swords in Docket No. 22D-109.

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower, or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 4941 Shihmen Drive, Antioch, TN 37013

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 9th day of August, 2023

Barry E Paquet II
Barry E. Paquet, II

STATE OF TENNESSEE

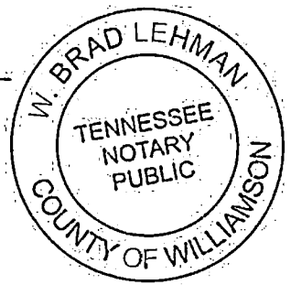
COUNTY OF Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Barry E. Paquet, II, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Brentwood, Tennessee, this 9th day of August, 2023.

W. Brad Lehman
Notary Public

My Commission Expires: 9/21/2024



Certificate of Authenticity

I John Cobb Rochford, 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 an that this is a true and correct copy of the original document executed and authenticated according to law on 8/9/23.

John Cobb Rochford

8/9/23

Date

State of Tennessee

County of Davidson

Personally appeared before me Brooke Sobo, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on 8/9/23.

Brooke Sobo

My commission expires: 9/8/25

BROOKE SOBO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025