WARRANTY DEED

Karen Johnson Davidson County
Batch# 1037265 DEEDWARR
08/11/2023 10 54 48 AM 2 pgs
Fees $13 00 Taxes $2,460.50

20230811-0062418

BS-RMX-23-629B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $665,000 00

Affiant

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

Notary Public

MY COMMISSION EXPIRES 7/9/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Melanie Collado and Jahzeel Collado	**Rocket Mortgage, LLC**	
(NAME)	(NAME)	**091-05-3I-002.00-CO**
629 B Ries Ave	**1050 Woodward Avenue**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**Detroit, MI 48226-1906**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **TURNKEY BUILDER'S, LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MELANIE COLLADO AND JAHZEEL COLLADO, MARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

Land situated in Davidson County, Tennessee, being Unit B, as established in Declaration of Covenants, Conditions and Restrictions for Townhomes at 629 Ries, a Horizontal Property Regime with Private Elements of record at Instrument No. 20220216-0017828, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Townhomes at 629 Ries, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20220216-0017828, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit

Being a portion of the same property conveyed to John P Street, unmarried by Warranty Deed from Shannon L. McCulley and Ann G. McCulley, his wife of record in Instrument No. 20141006-0092412 Register's Office for Davidson County, Tennessee, dated September 29, 2014 and recorded on October 06, 2014.
\sb100\sa100 Said John P. Street became deceased on July 2, 2018. Affidavit of Heirship of record in Instrument 20190515-0045957, in the Register's office of Davidson County, Tennesse - Affiant is Eddy Mendez.

Being a portion of the same property conveyed to John D Street, married by Estate Administrator Deed from Anthony Christian Demonbreun, Administrator of the Estate of John P. Street of record in Instrument No. 20190515-0045958 Register's Office for Davidson County, Tennessee, dated May 13, 2019 and recorded on May 15, 2019.

Being a portion of the same property conveyed to Anthony C. Demonbreun, single by Quitclaim Deed from John David Street, married of record in Instrument No 20190515-0045959 Register's Office for Davidson County, Tennessee, dated May 14, 2019 and recorded on May 15, 2019.

Being a portion of the same property conveyed to Harry Alvin Kuck, single by Quitclaim Deed from Anthony C. Demonbreun, single of record in Instrument No 20190524-0049579 Register's Office for Davidson County, Tennessee, dated May 23, 2019 and recorded on May 24, 2019.

Being a portion of the same property conveyed to Turnkey Builder's LLC by Warranty Deed from Harry Alvin Kuck, single of record in Instrument No. 20211008-0135727 Register's Office for Davidson County,

Tennessee, dated October 04, 2021 and recorded on October 08, 2021.

This conveyance is subject to.
- Taxes for the year 2023, a lien not yet due and payable
- Subject to all matters shown on the Plan of record in Plat Book 3106, Page 90, Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20220216-0017828 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
- Charter of the Townhomes at 629 Ries Homeowner's Association, Inc., of record in Instrument Number 20220317-0030904, in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as. **629 B Ries Ave, Nashville, Tennessee 37209**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 9th DAY OF AUGUST, 2023

Turnkey Builder's, LLC

BY. _____
Percy Baker
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PERCY BAKER, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of TURNKEY BUILDER'S, LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 9th of August, 2023.

_____
Notary Public
My Commission Expires _____
(SEAL)

LINDSAY B FATTAL
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 09/02/2024
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212