Karen Johnson Davidson County
Batch# 1043150 DEEDWARR
08/28/2023 10 04 08 AM 2 pgs
Fees $13 00 Taxes $1,368 63
20230828-0066965

This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Irene J Ellis
302 Dartmoor Place
Goodlettsville, Tennessee 37072

SEND TAX BILL TO:
Rocket Mortgage, LLC,
1050 Woodward Ave
Detroit, Michigan 48226-1906

MAP 025
GROUP 08 0A
PARCEL 204.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged,

Southeastern Investments IV, LLC., a Tennessee limited liability company,

hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto

Irene J Ellis, a single person,

hereinafter called the "GRANTEE", her heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No 204 on the Final Plat, Parkview Reserve, Phase 1A, of record in Instrument No 20190415-0034123 in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description

Being the same property conveyed to Southeastern Investments IV, LLC, by Substitute Trustee's Deed from Mark S Hanor, as Substitute Trustee for Kelly F Price, Trustee, dated January 26, 2023 and filed of record February 13, 2023 in Instrument No 20230213-0010386, Register's Office for Davidson County, Tennessee

Said property is transferred subject to the following matters:

1. 2023 taxes and subsequent years
2. Matters shown on the recorded plat of Parkview Reserve, Phase 1A, of record in Instrument No 20190415-0034123, said Register's Office
3. All matters as set forth per boundary plats of record in Plat Book 547, Page 46 and Instrument No. 20130110-0003257, said Register's Office
4. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No 20190503-0041704, said Register's Office
5. Charter of Homeowners Association of record in Instrument No 20190418-0035627, of said Register's Office
6. Inspection and Maintenance Agreement of Private Storm Water Management Facilities of record in Instrument No 20180629-0062942, said Register's Office
7. Right-of-Way Easement of record in Book 2014, Page 308 and Book 3164, Page 487, said Register's Office.
8. Easement of record in Book 3255, Page 507, said Register's Office
9. Easement of record in Book 6113, Page 624, said Register's Office
10. Ingress/Egress Easement of record in Instrument No. 20130118-0006195, said Register's Office
11. Agreement for Dedication of Sanitary Sewer Easement of record in Book 5195, Page 443, said Register's Office
12. Subject to all matters shown on the survey dated November 30, 2017, prepared by Ragan-Smith Associates, Inc , by John T Darnell, TN R L S No 1571, Job No 17163

13 The flow of any creeks, streams or branches across subject property
14. Subject to rights of others in and to common areas/elements
15. Subject to lien for special assessment contained in DCCR's/Master Deed.
16. Property is subject to any and all restrictions, easements, and conditions of record and/or not previously recorded in Register's Office for Davidson County

This is improved property known as **302 Dartmoor Place, Goodlettsville, Tennessee 37072**.

Such an address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **Irene J Ellis, a single person**, her heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 the 25th day of August 2023.

Southeastern Investments IV, LLC., a Tennessee limited liability company

By: Eric Sox, Member

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Eric Sox, Member** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Eric Sox, Member** of **Southeastern Investments IV, LLC., a Tennessee limited liability company,** the within named bargainor, a Tennessee limited liability company, and that he as such Member, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the Tennessee limited liability company as such Member

WITNESS my hand and official seal at office this 25th day of August 2023

NOTARY PUBLIC
My Commission Expires. APR 2 2 2026

RACHEL L HARDAWAY STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $369,900.00.

AFFIANT

Subscribed and sworn to before me on this 25th day of August 2023

NOTARY PUBLIC
My Commission Expires: APR 2 2 2026

RACHEL L. HARDAWAY STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY