WARRANTY DEED

Karen Johnson Davidson County
Batch# 1044078 DEEDWARR
08/29/2023 01:57:30 PM 3 pgs
Fees: $18.00 Taxes: $1,457.80
20230829-0067738

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $394,000.00

Cyndi Reaves
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF AUGUST, 2023.

Notary Public

MY COMMISSION EXPIRES: 3.8.2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Cyndi Reaves	Rocket Mortgage, LLC	095-02-0-142
(NAME)	(NAME)	
2234 Craigmeade Circle	1050 Woodward Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	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 considerations, the receipt of which is hereby acknowledged, **I Lori Oakley Simms, Trustee of the Rondol E. Oakley and Mary B. Oakley Revocable Trust u/a/d 1/12/2011**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Cyndi Reaves and Roger Reaves, wife and husband**, hereinafter called the GRANTEE(S), his/her/their 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. 20 on the Plan of Craigmeade Subdivision Section 1, as of record in Book 2900, Page 121, Register's Office for Davidson County, Tennessee.

Said Lot No. 20 fronts 167.5 feet on the northwesterly side of Craigmeade Circle and runs back 230.9 feet on the northeasterly line and 241.2 on the southwesterly line to a dead line measuring 208.3 feet thereon.

Being part of the same property conveyed to Rondol E. Oakley and wife, Mary B. Oakley by Warranty Deed from John T. Gleaves, trustees of the Frances C. Gleaves Family Trust U/A Dated 2/6/03 (50% Interest) and John T. Gleaves, Trustees of the Gleaves Family Revocable Trust Agreement dated 2/06/03 (50% Interest), dated 09/09/2004, of record in Instrument 200409090109288, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Lori Oakley Simms Trustee of the Rondol E. Oakley and Mary B. Oakley Revocable Trust u/a/d January 12, 2011 by Quitclaim Deed from Mary B. Oakley, dated 01/24/2018, of record in Instrument 20181012-0101521, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 2234 Craigmeade Circle, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 28th day of August, 2023.

Rondol E. Oakley and Mary B. Oakley Revocable Trust u/a/d 1/12/2011

By: _____
Lori Oakley Simms, Trustee

State of Tennessee
County of Davidson

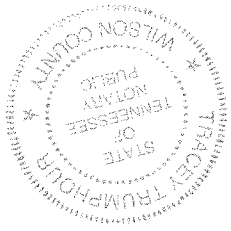
Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Lori Oakley Siimms, Trustee of the Rondol E. Oakley and Mary B. Oakley Revocable Trust u/a/d 1/12/2011 with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the within named bargainor and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and Official seal at office on this 28th day of August, 2023.

_____
Notary Public:

My Commission Expires: 3.8.2025

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122



$2.50 E-RECORDING PAGE FEE

CERTIFICATE OF AUTHENTICITY

I, Kim Rogers do hereby make oath that I am a licensed attorney and/or 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 August 28, 2023.

Kim Rogers
Affiant
Date: 8-28-23

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 28 day of August, 2023

Liz Davis
Notary Public

My Commission Expires: 3-8-25

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY