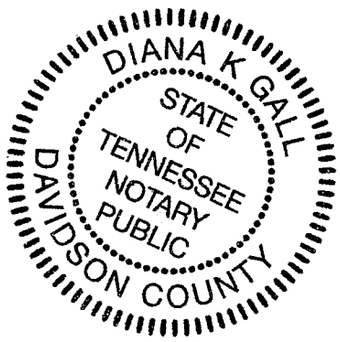
This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite #102
Nashville, TN 37212
File Number: 4-2257-TC

Karen Johnson Davidson County
Batch# 1065416 DEEDWARR
10/26/2023 02:57:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20231026-0084004



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $400,000.00.

Affiant

Subscribed and sworn to before me, this the 26th day of October, 2023.

Notary Public
My Commission Expires: 9-6-26

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Vincent Paoletta and Britney Hammel 348 Upper Mill Drive Antioch, TN 37013	Rocket Mortgage, LLC 1050 Woodward Avenue Detroit, MI 48226	173 15 0A 130.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Kory Quirion and Nicole Quirion, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Vincent Paoletta, a single person and Britney Hammel, a single person, as tenants in common with right of survivorship**, hereinafter called the Grantees, their heirs 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. 130 on the Mill Run Subdivision, Phase 2 (Cluster Lot Development), of record in Instrument No. 20011009-0109754 and Instrument of Correction recorded in Instrument No. 20020605-0067914 and Instrument No. 20020605-0067915, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Kory Quirion and Nicole Quirion, Husband and Wife, by Warranty Deed from Jonathan Lemin, Unmarried, of record in Instrument No. 20210903-0118764, in the Register's Office of Davidson County, Tennessee, dated August 31, 2021 and recorded on September 03, 2021.

This is improved property located at: **348 Upper Mill Drive, Antioch, TN 37013.**

This conveyance is made subject to 1) Property taxes for the year **2024**, and thereafter, a lien not yet due and payable. The 2023 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of October, 2023.

GRANTOR:

Kory Quirion

Nicole Quirion

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kory Quirion and Nicole Quirion, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 25th day of October, 2023.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

202310260084004

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 10-25-23.

Affiant Signature

10-26-23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 26 day of October, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY