Karen Johnson Davidson County
Batch# 1071147 DEEDWARR
11/13/2023 03:12:30 PM 3 pgs
Fees: $18.00 Taxes: $2,183.00
20231113-0088473

WARRANTY DEED

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $590,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 9 DAY OF November, 2023

Notary Public

MY COMMISSION EXPIRES: 9-8-2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jack Wheeler and Emma Barnett, and Ronald Wheeler and Claire Wheeler	United Wholesale Mortgage	
(NAME) 2175 Rock City St.	(NAME) 585 South Blvd E	072 11 1R 001.00
(ADDRESS) Nashville, TN 37216	(ADDRESS) Pontiac, MI 48341	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **FATHERLAND GP, A TENNESSEE GENERAL PARTNERSHIP**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JACK WHEELER AND EMMA BARNETT, AND RONALD WHEELER, AND CLAIRE WHEELER, AS JOINT TENANTS WITH RIGHTS 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 Unit A, as shown in the Declaration of Covenants, Conditions, and Restrictions For 2175 Rock City Street Residences, of record in Instrument No. 20190814-0081324, Register's Office, Davidson County, Tennessee, to which Declaration reference is hereby made for a more complete description of the property.

Being the same property conveyed to Fatherland GP, A Tennessee Partnership, by Quitclaim Deed from Ke Qin, Married, of record in Instrument No.20231030-0084640, in the Register's Office of Davidson County, Tennessee, dated October 27, 2023 and recorded on October 30, 2023.

Being the same property conveyed to Ke Qin, Married, by Quitclaim Deed from Dot Holdings, LLC A Tennessee limited liability company, of record in Instrument No.20231030-0084639, in the Register's Office of Davidson County, Tennessee, dated October 27, 2023 and recorded on October 30, 2023.

Being the same property conveyed to DOT Holdings, LLC, A Tennessee Limited Liability Company, by Quitclaim Deed from Ke Qin, of record in Instrument No. 20210922-0127634, in the Register's Office of Davidson County, Tennessee, dated September 20, 2021 and recorded on September 22, 2021.

Being a part of the same property conveyed to Ke Qin, Unmarried, by Warranty Deed from Comfort at Home LLC, A Utah Limited Liability Company, of record in Instrument No. 20190718-0070183, in the Register's Office of Davidson County, Tennessee, dated July 16, 2019 and recorded on July 18, 2019.

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

unimproved
This is improved x property, known as 2175 Rock City St. Nashville, TN 37216
(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 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. 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 November, 2023

FATHERLAND, GP, A TENNESSEE GENERAL PARTNERSHIP

BY: _____

DYLAN POTTER, AUTHORIZED AGENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Dylan Potter with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Authorized Agent of Fatherland, GP, a Tennessee general partnership, the within named bargainor, a partnership, and that he as such an Authorized Agent, an executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by himself as Authorized Agent.

Witness my hand and official seal this 9th day of November, 2023.

Commission expires:

DAWN MICHELLE OSBORNE
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-23-2025

Dawn Michelle Osborne
Notary Public

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 and that this is a true and correct copy of the original document executed and authenticated according to law on November 9, 2023.

Signature 11/09/2023

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 9th day of November, 2023.

Notary's Signature

My Commission Expires: 9-8-2025

BRENDA LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY