WARRANTY DEED

Karen Johnson Davidson County
Batch# 1082874 DEEDWARR
12/18/2023 08:10:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20231218-0097078

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF DECEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

CHRISTINE HUTCHINSON
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 4-23-2025

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Road, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Shelden James Deblauw	Rocket Mortgage, LLC	Parcel ID: 075 10 0 061.00
(NAME)	(NAME)	
8231 Luree Ln.	1050 Woodward Avenue	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Detroit, MI 48226	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 considerations, the receipt of which is hereby acknowledged, I/WE, **Hui Hua Wu, a married person**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Shelden Deblauw, also known as Shelden James Deblauw, a single man**, 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. 84, on the Plan of Hermitage Estates, of record in Plat Book 3300, pages 70 and 71, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Hui Hua Wu, unmarried from Audrey R. Woodall, unmarried and son, Jerry D. Dabbs by Warranty Deed dated March 15, 2005 and recorded on March 18, 2005 in Instrument No. 20050318-0029864, Register's Office for Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 206-2-307 or other similar statute.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 8231 Luree Ln., Hermitage, TN 37076

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 our hands this 14th day of December, 2023

Hui Hua Wu by Hui Zhen Wu, Attorney-in-fact
Hui Hua Wu
By: Hui Zhen Wu, Attorney-in-fact

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Hui Zhen Wu, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Hui Hua Wu, as Attorney-in-fact, and acknowledged that he executed the same as the free act and deed of Hui Hua Wu, for the purposes therein contained.

Witness my hand and official seal, this the 14th day of December, 2023.

Jason C. Nguyen
Notary Public

My Commission Expires: 4/26/25

(SEAL)

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Tennessee Certification of Electronic Document

I, Christine Hutchinson, do hereby make oath that I am a licensed attorney and/or thecustodian 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 12/14/23 (date of document).

Affiant Signature

12/15/23
Date

State of **Tennessee**

County of **Sumner**

Sworn to and subscribed before me this 15th day of December, 2023

Notary Public

My Commission Expires:

JENNIFER MCEWEN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-01-2025

NOTARY'S SEAL