Box 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00 Affiant
Karen Johnson Batch # 1092871 01/23/2024 01:02:42 PM Fees: $13.00 Taxes: $1,110.00 20240123-0004163 Davidson County DEEDWARR 2 pgs	SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19TH DAY OF JANUARY, 2024. Notary Public MY COMMISSION EXPIRES: MARCH 3, 2026 (AFFIX SEAL)

LEE A. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RAMSEY GABRIEL ROUSTOM & HEATHER DENIO	**UNITED WHOLESALE MORTGAGE, LLC**	**043-06-0-268.00**
(NAME) **500 SINGER DRIVE**	(NAME) **585 SOUTH BLVD. E.**	
(ADDRESS) **MADISON, TN 37115**	(ADDRESS) **PONTIAC, MI 48341**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN 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, CHRISTINA TEEPLE, UNMARRIED, AND JASON P. HOFFMAN, MARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RAMSEY GABRIEL ROUSTOM AND HEATHER DENIO, 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 Lot No. 178, as shown on the map entitled the Plan of Madison Park, Section VI, of record in Book 4300, page 58, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to CHRISTINA TEEPLE AND JASON P. HOFFMAN, by deed of from CML PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, record as Instrument No. 20200610-0059509, dated June 5, 2020 said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Book 4300, page 58, Restrictive Covenants and easements of record in Book 4431, page 591, and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

This is not the principal residence of either of the grantors.

unimproved ( )
This is improved(**X**) property, known as **500 SINGER DRIVE, MADISON, TN 37115**
(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 our hands this 19th day of January, 2024.

CHRISTINA TEEPLE

JASON P. HOFFMAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **CHRISTINA TEEPLE AND JASON P. HOFFMAN,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 19th day of January, 2024.

My Commission Expires: **March 3, 2026**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Lee A. Cohen

Notary Public