WARRANTY DEED

Karen Johnson Davidson County
Batch# 1100544 DEEDWARR
02/13/2024 09:52:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20240213-0009925

File #24-TC-0317-P

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 12 DAY OF February, 2024.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Lauren Nathanson	**Rocket Mortgage, LLC**	
(NAME)	(NAME)	**052-03-0-176.00**
317 Manzano Road	**1050 Woodward Avenue**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37115	**Detroit, MI 48226**	
(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 consideration, the receipt of which is hereby acknowledged, **AUSTIN LUKE KALEOLANAKILA DAVIS AND GENEVIEVE TIAR DAVIS, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LAUREN NATHANSON, A SINGLE WOMAN** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 1 on the Plan of One Lot Subdivision of the Thornton Property of record in Plat at Instrument No. 20191203-0124582, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Austin Luke Kaleolanakila Davis and Genevieve Tiar Davis, husband and wife by Warranty Deed from Cobalt Ventures, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20210608-0076742 Register's Office for Davidson County, Tennessee, dated June 02, 2021 and recorded on June 08, 2021.

This conveyance is subject to:
* Taxes for the year 2024, a lien not yet due and payable.
* Subject to all matters shown on the Plan of record as Instrument Number 20191203-0124582, Register's Office of Davidson County, Tennessee.
* Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6643, Page 779, in the Register's Office for Davidson County, Tennessee.
* Easement of record in Instrument Number 20200309-0026078, in the Register's Office for Davidson County, Tennessee.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **317 Manzano Road, Nashville, TN 37115**.

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), their heirs and 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), 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~~/our hand(s) this the 12th day of February, 2024.

Austin ~~Luke~~ Kaleolanakila Davis

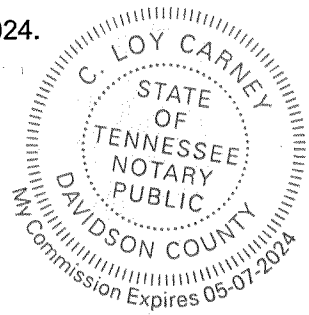
Genevieve Tiar Davis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of February, 2024, before me personally appeared Austin Luke Kaleolanakila Davis, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 12th day of February, 2024.

Notary Signature
My commission expires:

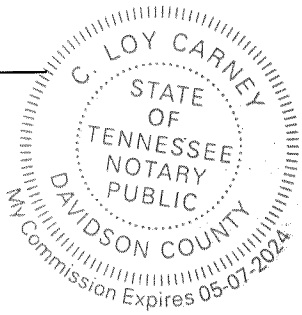


STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of February, 2024, before me personally appeared Genevieve Tiar Davis, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 12th day of February, 2024.

Notary Signature
My commission expires:



RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

True Copy Certification

I, **Tonya Cherry,** 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 true and exact copy of the original document executed and authenticated according to law on this the 12 day of February, 2024.

Affiant Signature
Date 2-12-24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 12 day of February, 2024.

Notary's Signature
MY COMMISSION EXPIRES:

