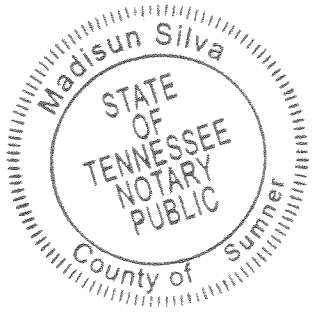
Karen Johnson Davidson County
Batch# 1118237 DEEDWARR
04/03/2024 11:11:30 AM 3 pgs
Fees: $18.00 Taxes: $2,516.00
20240403-0023413

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $680,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF MARCH, 2024.

Madisun Silva
Notary Public

MY COMMISSION EXPIRES: 06-11-26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 190D Saundersville Road , Suite 3002, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Monica M. Van De Pitte and Christopher Lloyd Kai Van De Pitte	Rocket Mortgage, LLC	Parcel ID: 064-02-0-102.00 and
(NAME) 340 Willow Bough Ln.	(NAME) 1050 Woodward Avenue	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Detroit, MI 48226-1906	
(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, **Michael J. Webb, an unmarried man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Monica M. Van De Pitte and Christopher Lloyd Kai Van De Pitte, wife and husband**, 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 276 on the plan of Brandywine Farms, Section 19, as shown by plat of record in Plat Book 5050, Page 12, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Christina D. Webb and Michael J. Webb, wife and husband from Joel Kenneth Waltenbaugh, Mark Allen Waltenbaugh, and Jam, Ellen Waltenbaugh, as Co-Trustees of the J. K. Waltenbaugh Trust Dated 3/20/03, by Warranty Deed dated September 28, 2016 and recorded on October 3, 2016, in Instrument No. 20161003-0103670, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Michael J. Webb, an unmarried man from Christina Dawn Marie Webb, an unmarried woman by Quitclaim Deed dated April 5, 2023 and recorded on April 5, 2023 in Instrument No. 20230405-0024943, Register's Office for Davidson County, Tennessee.

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 340 Willow Bough Ln., Old Hickory, TN 37138

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 25 day of March, 2024.

Michael J. Webb

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Michael J. Webb, an unmarried man, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25 day of March, 2024.

Notary Public

My Commission Expires: 3-2-27

(SEAL)

BRANDON LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027

Certificate of Authenticity

I, Tonya Loftin, 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 **March 25, 2024**.

Date

Tonya Loftin
Affiant Signature

April 3, 2024
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 3rd day of April, 20 24.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)