Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-RF-24-2730

Prepared By ~~and Return to:~~
Regal Title, LLC
316 W Main St
Murfreesboro, TN 37130

State of ~~Tennessee~~ Texas
County of ~~Davidson~~ Travis
The actual consideration or value, whichever is greater, for this transfer is $363,000.00.

Affiant

File Number: 24020115

BRITTNEY TETRAULT
My Notary ID # 130623217
Expires April 18, 2028

Subscribed and sworn to before me, this 23rd day of April, 2024.

Notary Public
My Commission Expires: 4.18.28

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Joseph R. Hetu and William D. Hetu	Rocket Mortgage LLC	135-12-0E-260.00-CO
2730 Nashboro Village	1050 Woodward Ave	
Nashville, TN 37217	Detroit, MI 48226-1906	

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Walter R. Willis, an unmarried man**, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Joseph R. Hetu and William D. Hetu,** MARRIED, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Robert Donald

Land in Davidson County, Tennessee, being Unit 260, Nashboro Village at Fairway Pointe, Tract 21, Phase Two, as shown on plat of record in Plat Book 4660, Page 159 and as shown on amended in Instrument No. 20031118-0168332, 20050222-0018813 and 20050222-0018814, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Walter R. Willis, an unmarried man by Warranty Deed from Robert A. Hayes and Frozene C. Hayes, husband and wife of record in Instrument No. 20170929-0100035 Register's Office for Davidson County, Tennessee, dated September 25, 2017 and recorded on September 29, 2017.

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

This property is improved property known as 2730 Nashboro Village, Nashville. TN 37217.

Karen Johnson Davidson County
Batch # 1126941 DEEDWARR
04/25/2024 10:41:34 AM 2 pgs
Fees: $13.00 Taxes: $1,343.10

20240425-0029920

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 23rd day of April, 2024.

Walter R. Willis

State of Texas
County of Travis

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Walter R. Willis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Austin (city), Texas, this 23rd day of April, 2024.

BRITTNEY TETRAULT
My Notary ID # 130623217
Expires April 18, 2028

Notary Public at Large
My Commission Expires: 4.18.28