RECORDING INFO	STATE OF TENNESSEE) COUNTY OF SUMNER) The actual consideration for this transfer or value of property transferred (whichever is greater) is $375,000.00. Affiant Sworn to and subscribed before me this 6th day of May, 2024. Notary Public My Commission Expires:
PREPARED BY AND RETURN TO: Valerie Webb & Associates PLLC 3037A Highway 31W P.O. Box 887 White House, TN 37188	

Karen Johnson Davidson County
Batch# 1131865 DEEDWARR
05/07/2024 12:03:30 PM 4 pgs
Fees: $23.00 Taxes: $1,387.50
20240507-0033547

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

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Joshua Lamkin and Richard Lamkin 3918 Burrus St Nashville, TN 37216	Rocket Mortgage, LLC 1050 Woodward Ave. Detroit, MI 48226	061 15 0 014.00

THIS GENERAL WARRANTY DEED is made and effective as of the 6th day of May, 2024 (the "***Effective Date***"), by and between:

DANIEL L. JONES, joined by his wife, COURTNEY HYDER JONES ("***Grantor***"); and

JOSHUA LAMKIN, a single man, and RICHARD LAMKIN, a married man ("***Grantee***").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells, and conveys to Grantee the following described real estate, situated in the County of Davidson, State of Tennessee (the "***Property***"):

Land in Davidson County, Tennessee, being the Northerly 50.0 feet of Lot No. 59 of SUBDIVISION OF MAPLEWOOD HOME TRACT of record in Plat Book 421,

Page 174, Register's Office for Davidson County, Tennessee, and being Lot No. 4 on an unrecorded resubdivision of Lot Nos. 59 and 60, prepared November 10, 1959, by William Collier, Parrish Associates, Nashville, Tennessee, as follows:

Said property fronts 50.0 feet on the Easterly side of Burrus Street and runs back between parallel lines 225.0 feet to a dead line.

Being the same property conveyed to Daniel L. Jones, unmarried man, by Warranty Deed from Kimberly Oakes, an unmarried woman, of record in Instrument No. 20170710-0069328, in the Register's Office of Davidson County, Tennessee, dated July 07, 2017 and recorded on July 10, 2017.

This is improved property commonly known as 3918 Burrus St, Nashville, TN 37216.

This conveyance is being made subject to (i) taxes for the year 2024, and subsequent years, which are not yet due and payable; (ii) all applicable zoning and setback requirements; (iii) all general utility, sewer, and drainage easements of record; (iv) all subdivision and/or condominium declarations, covenants, restrictions, and easements of record; and (iv) the following matters:

1. Easements, liens or encumbrances or claims thereof, not shown by the Public Records.

2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Maplewood Home Tract, as recorded in Plat Book 421, Page(s) 174.

3. Easement for the flow of the waters of Coopers Creek, and the rights of the public therein.

4. Rights of upper and lower riparian owners to the flow of the waters of the Coopers Creek, free from diminution or pollution.

TO HAVE AND TO HOLD the Property, together with the appurtenances, hereditaments, estate, title, and interest thereto belonging, to Grantee.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of the Property in fee simple, has good right to convey it, and that it is unencumbered. Grantor further covenants and binds itself and its successors and assigns to warrant and defend to Grantee forever the title to the Property against the lawful claims of all persons whomsoever, excluding claims arising out of the matters set forth above.

IN WITNESS WHEREOF, Grantor has executed this General Warranty Deed or has caused the same to be executed as of the Effective Date.

GRANTOR:

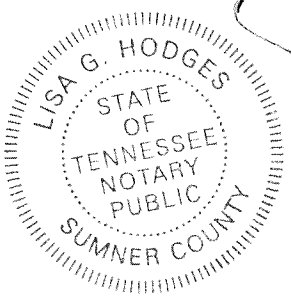
Daniel L. Jones

Courtney Hyder Jones

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned Notary Public for the aforesaid State and County, DANIEL L. JONES and COURTNEY HYDER JONES, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of May, 2024.



Notary Public

My Commission Expires: 2/26/2025

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 05/06/24 (date of document).

Affiant Signature

05/06/24
Date

State of **Tennessee**

County of **Sumner**

Sworn to and subscribed before me this 6th day of May, 2024

Notary Public

My Commission Expires:

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

NOTARY'S SEAL