G#37240-8 BOX #14

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS TWO HUNDRED TWENTY THOUSAND AND 00/100 (220,000.00).

Lydia Renee Kennedy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15TH DAY OF MAY, 2024.

Notary Public

MY COMMISSION EXPIRES: 12/14/24

(AFFIX SEAL)

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch # 1135624 DEEDWARR
05/16/2024 10:23:55 AM 3 pgs
Fees: $18.00 Taxes: $814.00
20240516-0036278

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Lydia Kennedy (NAME)	**Rocket Mortgage, LLC** (NAME)	**117 15 0A 090.00 CO**
1900 Richard Jones Road, C110 Nashville, TN 37215 (ADDRESS)	**P. O. Box 6577 Carol Stream, IL 60197** (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 15th day of May, 2024, the undersigned, **TIMOTHY EDWARD GRANT, AND JULIA GRANT, HUSBAND AND WIFE,** hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **LYDIA RENEE KENNEDY, A SINGLE WOMAN,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE,** having an address of **1900 RICHARD JONES ROAD, C110, NASHVILLE, TN 37215** and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. C-110 and also known as Parcel 090, on the Plan of Green Hills Terrace Condominiums of record in Plat Book 5200, Page 64, and as established under the Master Deed of record in Book 5304, Page 702, and amended in Book 7841, Page 557, and By-Laws appended thereto in Book 5304, Page 745, and amended in Book 9830, Page 181, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed.

Being the same property conveyed to Timothy Edward Grant, by Warranty Deed from Kevin J. Pataluna, a married man, of record in Instrument No. 20160729-0078608, in the Register's Office of Davidson County, Tennessee, dated July 29, 2016 and recorded on July 29, 2016.

Conveyance of the above described property is subject to the following: 1) The Plan of record in Plat Book 5200, Page 64; said Register's Office for Davidson County, Tennessee, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) The Premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the

regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Green Hills Terrace of record in Book 5304, Page 702, and amended in Book 7841, Page 557, and By-Laws appended thereto in Book 5304, Page 745, and amended in Book 9830, Page 181, said Register's Office. 3) Easement for a water main of record in Book 724, Page 110, said Register's Office. 4) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3879, Page 569, said Register's Office. 5) Easement for common use and enjoyment of the tenants of record in Book 4320, Page 896, said Register's Office. 6) Memorandum of Lease by and between Green Hills Terrace and Webb Service Company, of record in Book 7523, Page 260, said Register's Office. 7) Grant of Easements to Comcast of Nashville I, LLC, of record in Instrument No. 20110930-0075704 and Instrument No. 20150814-0081514, said Register's Office. 8) Taxes for the current year prorated and assumed by the Grantee.

*Note that Julia Grant joins in conveyance of any marital interest.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 15th day of May, 2024.

GRANTOR: Timothy Edward Grant

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Timothy Edward Grant**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 15th day of May, 2024.

Notary Public My Commission Expires

GRANTOR: Julia Grant

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Julia Grant**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 15th day of May, 2024.

Notary Public My Commission Expires