Name and Address of New Owner:
Noah Jutis
16 North Hill Street
#A
Nashville, TN 37210

Send Tax Bills To:
Rocket Mortgage
1050 Woodward Avenue
Detroit, MI 48226

Karen Johnson Davidson County
Batch# 1153169 DEEDWARR
07/01/2024 03:52:30 PM 3 pgs
Fees: $18.00 Taxes: $1,679.80
20240701-0049604

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 105-04-0K-001-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Justin Cutler by Steven P. Disser, his Attorney-In-Fact**, "the Grantor," has this day bargained and sold and by these presents hereby sells, gives, transfers and conveys unto **Noah Jutis, a single man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 16 N Hill Street Residencies of record as Instrument No. 20190205-0010759 and being shown on Plat attached thereto as Exhibit 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 Justin N Cutler by Substitute Trustee'ds Deed from Andy Maloney, Substitute Trustee, of record in Instrument No. 20190830-0087992 Register's Office for Davidson County, Tennessee, dated August 30, 2019 and recorded on August 30, 2019. (Value of consideration shown in aforementioned deed $10,000.00.)

Being improved property commonly known as 16 A North Hill Street A Nashville, Tennessee 37210.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenant that he is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons. 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.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 1st day of July, 2024.

Justin Cutler by _____ (SEAL) his attorney in fact
Justin Cutler by Steven P. Disser, his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Justin Cutler by Steven P. Disser, his Attorney-In-Fact, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

KRISTIN DISSER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Witness my hand and seal this 1st day of July, 2024.

_____
Notary Public
My commission expires: 9-2-2024

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $454,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
1st day of July, 2024.

_____
Notary Public
My commission expires: 9-2-2024

KRISTIN DISSER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

File No. GNT-24-3275

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 7-1-24 .

Affiant Signature

7-1-24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 1 day of July, 2024.

Notary Signature

My Commission Expires: 5-9-26

