WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

April Bennett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF AUGUST, 2024.

Dana Delworth
Notary Public

MY COMMISSION EXPIRES: 05/08/28
(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-08-2028

Karen Johnson
Batch # 1168391
08/13/2024 10:21:10 AM
Fees: $13.00 Taxes: $1,110.00

Davidson County
DEEDWARR
2 pgs

20240813-0061055

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kelly Hays	**Rocket Mortgage, LLC**	
(NAME)	(NAME)	**142-09-0B-836.00-CO**
836 General George Patton Rd	**635 Woodward Avenue**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**Detroit, MI 48226-1906**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KRISTI C. RHODES AND ROGER ALTON RHODES, JR., WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KELLY HAYS, A SINGLE WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 836, together in River Plantation, Section Five, Phase One, Lot One, a Condominium, a Horizontal Property Regime, located on General George Patton Road, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Five, Phase One, Lot One, Condominium Apartments, of record in Book 5200, Page 145 & 146, Register's Office for said County, and described in a Master Deed recorded in Book 5410, Page 248, said Register's Office, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Kristi L. Cowart, unmarried by Warranty Deed from Susan M. and Joseph M. Smith Stewart, as tenants with right of survivorship of record in Instrument No. 20050928-0116281 Register's Office for Davidson County, Tennessee, dated September 23, 2005 and recorded on September 28, 2005.

Being the same property conveyed to Kristi C. Rhodes and Roger Alton Rhodes Jr., wife and husband by Quitclaim Deed from Kristi L. Cowart now as Kristi C. Rhodes of record in Instrument No. 20130416-0037518 Register's Office for Davidson County, Tennessee, dated April 10, 2013 and recorded on April 16, 2013.

This conveyance is subject to:
- Taxes for the year 2024, a lien not yet due and payable.
- All matters shown on the Plan of record in Plat Book 5200, Pages 145 and 146, and Plat Book 5200, Page 135, Register's Office for Davidson County, Tennessee.
- All conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of River Plantation, Section Five of record in Book 5410, Page 248, Register's Office for Davidson County, Tennessee.
- By-Laws attached to Master Deed of record in Book 5410, Page 260, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20130409-0035151, in the Register's Office for Davidson County, Tennessee.
- Easement to Harpeth Valley Utility District of record in Book 3770, Page 6, Register's Office for Davidson County, Tennessee.
- Easement for TVA Transmission Lines of record in Book 2274, Page 547, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **836 General George Patton Rd, Nashville, Tennessee 37221**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 9th DAY OF AUGUST, 2024.

Kristi C. Rhodes

Kristi C. Rhodes

Roger Alton Rhodes, Jr.

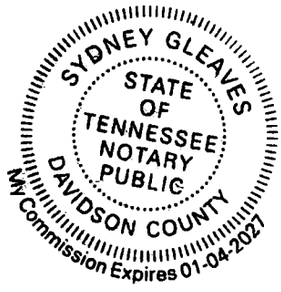
Roger Alton Rhodes, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KRISTI C. RHODES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th of August, 2024.

Notary Public
My Commission Expires: _____
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROGER ALTON RHODES, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th of August, 2024.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212