Karen Johnson Davidson County
Batch # 1169297 DEEDWARR
08/14/2024 02:50:08 PM 2 pgs
Fees: $13.00 Taxes: $1,883.30
20240814-0062255



STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $509,000.00.

AFFIA

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 14th day of August, 2024.

NOTARY PUBLIC

My commission expires: 3-16-26

THIS INSTRUMENT PREPARED BY ~~& RETURN TO:~~
Birthright Title, LLC
Celia Stewart Rouse, Attorney-at-Law
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-ELAM-24-107194

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Cody Francis (NAME)	Rocket Mortgage, LLC (NAME)	09702-0A-094.00-CO
1071 Riverwood Village Blvd. Lot # 94 (ADDRESS)	1050 Woodward Ave (ADDRESS)	
Hermitage, TN 37076	Detroit, MI 48226-1906	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Matt Bowen and Annette Bowen, husband and wife,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Cody Francis, a single person**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 94 on the Plan of Final Plat Villages of Riverwood Phase One, Section One, Revision One of record in Plat at Instrument No. 20080723-0075577 and a Surveyor's Certificate of Correction of record in Instrument Number ~~20081105-01 10JSS~~ 20081105-0110185, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

The aforesaid Plat of record in Instrument No. 20080723-0075577 voided, vacated and suspended the entire Plat entitled "Villages of Riverwood Phase One, Section One as record in Instrument No. 20080610-0059689, in said Register's Office.

Being the same property conveyed to Matt Bowen and Annette Bowen, husband and wife, by deed from Bryna Warnock, unmarried, of record in Instrument No. 20150609-0053908, dated May 29, 2015, said Register's Office.

This property is __unimproved _X_improved property known as: 1071 Riverwood Village Blvd. Lot # 94, Hermitage, TN 37076.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered,

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 13th day of August, 2024.

Matt Bowen

Annette Bowen

STATE OF TENNESSEE
COUNTY OF WILSON

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

Witness my hand and official seal, this the 13th day of August, 2024.

Notary Public
My Commission Expires:

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires October 25, 2026
WILSON COUNTY