Karen Johnson Davidson County
Batch# 1178500 DEEDWARR
09/06/2024 03:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,842.60
20240906-0068829

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-24-3680

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $498,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 6 day of September, 2024

Notary Public

Commission Expires: 1-19-2025

ROBYN DUBRAY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires

Address of New Owner	Send Tax Bills To:	Map & Parcel
Brandon McDougall 1280 Old Hickory Boulevard Nashville, TN 37207	Rocket Mortgage, LLC 1050 Woodward Ave Detroit, MI 48226-1906	041-00-0-015

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Samantha Whittaker and Aaron Sweet, wife and husband

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brandon McDougall, a single man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being part of Lot No. 5, on the Map showing the subdivision of lands of Mary Kyle Dale, et al, of record in Book 547, Page 67, Register's Office of said County, described as follows:

Beginning in the north margin of Old Hickory Boulevard 268 feet west of Brown Jones' corner; thence with the north margin of a 2,322 foot radius curve, 90.0 feet; thence North 37 degrees 02' East 100 feet; thence with a 335.6 foot radius to the left 102.1 feet; thence with a curve with a radius of 2,522 feet Easterly, 116.7 feet; thence South 39 degrees 52' West 200 feet to the beginning, containing 0.43 acres more or less.

Being the same property conveyed to Samantha Whittaker and Aaron Sweet, both unmarried by Warranty Deed from Caleb Roberts, dated June 15, 2022 and recorded June 22, 2022 in Instrument No. 20220622-0071217, Register's Office of Davidson County, Tennessee. **Samantha Whittaker and Aaron Sweet having since married.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1280 Old Hickory Boulevard, Nashville, TN 37207

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, 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.

Dated this the 6th day of September, 2024.

Samantha Whittaker

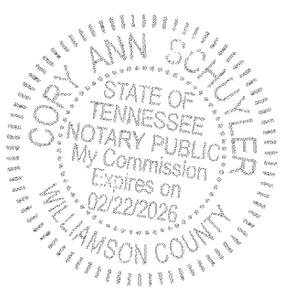
Aaron Sweet

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of September, 2024, before me personally appeared Samantha Whittaker and Aaron Sweet, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

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

Notary Signature
My commission expires: 2-22-2026



TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Stephen Sisco, do hereby make oath that I am a licensed attorney and/or the custodian 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 Sept., 6, 2024.

Custodian's Signature — 9.6.24 date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Notary Public

MY COMMISSION EXPIRES: 1-19-2025

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires