Karen Johnson Davidson County
Batch# 1185363 DEEDWARR
09/24/2024 12:41:30 PM 3 pgs
Fees: $18.00 Taxes: $2,081.99
20240924-0074041

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $562,699.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF SEPTEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 03/01/2025
(AFFIX SEAL)

B-RF-24-569

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)
Jael Aracely Gonzalez Hernandez	NEW OWNER	
(NAME)	(NAME)	**049-14-0C-002.00-CO**
569 Green Ln		
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189		
(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, **DUSTIN ROGERS, UNMARRIED, AND COREY HORTON, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAEL ARACELY GONZALEZ HERNANDEZ,** 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. B on the plan of Homes at 573 Green Lane Lot II, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20210128-0012395, Register's Office for Davidson County, Tennessee, reference is hereby made for a more complete description.

Being the same property conveyed to Tier One Investments, LLC, a Tennessee limited liability company by Warranty deed from Connie Sutherland, Executor for The Estate of Charles H. Holt of record in Instrument No. 20200619-0064985 Register's Office for Davidson County, Tennessee, dated June 15, 2020 and recorded on June 19, 2020 and Instrument of Correction for Warranty Deed recorded in Instrument No. 20200916-0106116, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kalob Creighton and Emily Creighton, husband and wife by Quitclaim Deed from Tier One Investments, LLC, a Tennessee limited liability company of record in Instrument No. 20220803-0088505 Register's Office for Davidson County, Tennessee, dated July 21, 2022 and recorded on August 03, 2022.

Being the same property conveyed to Dustin Rogers and Corey Horton, unmarried, as joint tenants in common with a right of survivorship by Warranty Deed from Kalob Creighton and Emily Creighton, husband and wife of record in Instrument No. 20230706-0051646 Register's Office for Davidson County, Tennessee, dated July 05, 2023 and recorded on July 06, 2023.

This conveyance is subject to:
- Taxes for the year 2024, a lien not yet due and payable.
- Covenants, Conditions and Restrictions of record in Instrument Number 20210128-0012395, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record as Instrument Number 202101120005103, Register's Office of Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7477, Page 731, in the Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for SCMs for Regulated Residential Infill of record in Instrument Number 20230602-0041960 and in Instrument No. 20230602-0041966, in the 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: **569 Green Ln, Whites Creek, Tennessee 37189**.

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 18th DAY OF SEPTEMBER, 2024.

Dustin Rogers

Dustin Rogers

Corey Horton

Corey Horton

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DUSTIN ROGERS, 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 18th of September, 2024.

Notarized online using audio-video communication

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, COREY HORTON, 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 18th of September, 2024.

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

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

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 9/18/24 (date of document).

Jennifer Russell
Affiant Signature

9/24/24
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 24th day of ~~August~~ September 2024.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

