WARRANTY DEED

Karen Johnson Davidson County
Batch# 1200183 DEEDWARR
11/01/2024 08:34:30 AM 4 pgs
Fees: $23.00 Taxes: $814.00
20241101-0084745

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF OCTOBER, 2024.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

JENNIFER GENTRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES NOVEMBER 27, 2027

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 190D Saundersville Road , Suite 3002, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Ryne Kirk Anderson	Rocket Mortgage, LLC	Parcel ID: 128 13 0A 247.00 and
(NAME)	(NAME)	
247 Westfield Dr.	1050 Woodward Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221-1405	Detroit, MI 48226-1906	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Rick L. Bennett and Teresa A. Bennett, as Trustees of the Rick and Teresa Bennett Living Trust dated May 6, 2022**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Ryne Kirk Anderson, A Single Person,** 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:

A Certain Condominium Apartment in Davidson County, Tennessee, being Unit 247 of the Westfield Condominiums, (formerly The Hamlet) a horizontal property regime, pursuant to plat of record in Book 6250, page 590, and the first revision thereof in Book 6250, page 748, as further shown and described in an amended document of record in Book 6831, page 982, all in Register's Office for Davidson County, Tennessee, which plat and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Rick L. Bennett and wife, Teresa A. Bennett from Wilda Karen Woodall, Unmarried by Warranty Deed dated November 12, 1996 and recorded on November 14, 1996 in Book 10258, Page 925, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Rick L. Bennett and Teresa A. Bennett, as Trustees of the Rick and Teresa Bennett Living Trust dated May 6, 2022 from Rick L. Bennett and wife, Teresa A. Bennett by Quitclaim

Deed dated May 6, 2022 and recorded on May 12, 2022 in Instrument No. 20220512-0054304, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 247 Westfield Dr., Nashville, TN 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 Grantees, their heirs and assigns forever; and we do 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.

Witness our hands this 30th day of October, 2024

Rick L. Bennett and Teresa A. Bennett, as Trustees of the Rick and Teresa Bennett Living Trust dated May 6,

BY: _____
Rick Bennett

BY: _____
Teresa Bennett

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Rick L. Bennett and Teresa A. Bennett, as Trustees of the Rick and Teresa Bennett Living Trust dated May 6, 2022, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of October, 2024.

Notary Public

My Commission Expires: 4/26/25

(SEAL)

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, Amanda Maynor, 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

October 30, 2024.

Date

Affiant Signature

October 31, 2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 31 day of October, 2024.

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON