This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

Actual consideration or value, whichever is greater is $590,000.00.

Affiant

Karen Johnson Davidson County
Batch# 1201314 DEEDWARR
11/05/2024 11:29:30 AM 3 pgs
Fees: $18.00 Taxes: $2,183.00
20241105-0085814

Subscribed and sworn before me this the 4th day of November, 2024.

Notary Public
My commission expires:

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Matthew Lynn	Rocket Mortgage, LLC	86 13 A 247.00
2045 Elk Springs Dr.	1050 Woodward Ave	
Hermitage, TN 37076	Detroit, MI 48226-1906	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, RODERICK JEMISON AND JOSEPH STEWART, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MATTHEW WAYNE LYNN, A SINGLE PERSON, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 247 on the Final Subdivision of Magnolia Farms, Phase 3, Section 2, of record in Instrument No. 20210930-0131892, Register's Office for said County, to which plan reference Is hereby made for a more complete and accurate description.

Being the same property conveyed to Latrisha Jemison, a married person, by deed dated 09/29/2022, from Beazer Homes, LLC, a Delaware Limited Liability Company, of record in Instrument No. 20221004-0109193, Register's Office for said County.

The said Latrisha Jemison having died intestate on 12/28/2023; see Probate Case Number 24P557, Davidson County, Tennessee. See Affidavit of Heriships of recording Instrument No. 20241101-0085206 and 20241101-0084979, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2045 Elk Springs Dr., Hermitage, TN 37076.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 1st day of November, 2024.

Roderick Jemison

Joseph Stewart

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Roderick Jemison and Joseph Stewart, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of November, 2024.

My commission expires: 9/21/26

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Renee Long, 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 11-01-2024.
Date

Affiant Signature

11/4/24
Date

State of TN
County of Sumner

Sworn to and subscribed before me this 4th day of November, 2024.

Notary's Signature
My Commission Expires: 03/01/2025

Notary's Seal (if on paper)