Karen Johnson Davidson County
Batch# 1208961 DEEDWARR
11/27/2024 03:08:30 PM 3 pgs
Fees: $18.00 Taxes: $3,404.00
20241127-0093042

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $920,000.00.

Affiant

Subscribed and sworn to before me, this 26th day of November, 2024.

Notary Public

My commission expires:

JENNIFER MCEWEN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-01-2025

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
174 Saundersville Rd, Ste 102, Hendersonville, TN. 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Tre Avery	Rocket Mortgage, LLC	**081-01-0D-001.00**
1909 Hailey Ave	1050 Woodward Ave	
Nashville, TN 37218	Detroit, MI 48226	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Top R and A Development LLC, a Tennessee limited liability company

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Tre Avery, a single man

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. A on the Plan of 1911 Hailey Avenue, a Horizontal Property Regime with private elements, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20220801-0087261, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Top R & A Development LLC a Tennessee limited liability company by Warranty Deed from 365 Works, LLC, a Tennessee Limited Liability Company, dated August 8, 2022 in Instrument No. 20220810-0090767, Register's Office of Davidson County, Tennessee.

This is improved property known as **1909 Hailey Ave, Nashville, TN 37218.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 26th day of November, 2024.

Top R and A Development LLC, a Tennessee Limited Liability Company

By: Reginald McKeever, Sole Member

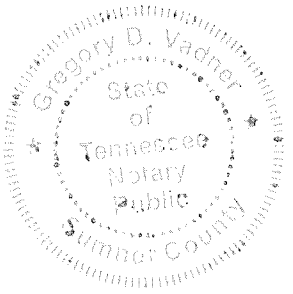
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared reginald McKeever, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Sole Member (or other officer authorized to execute the instrument) of Top R and A Development L.L.C., the within named bargainor, a Tennessee limited liability company, and that Reginald McKeever as such Sole Member executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Sole Member.

Witness my hand and official seal this 26th day of November, 2024.

Notary Public
My Commission Expires: 3-23-27

Lenders Title Company File No. 24-000739-626



Tennessee Certification of Electronic Document

I, Christine Hutchinson, do hereby make oath that I am a licensed attorney and/or thecustodian 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 11/26/24 (date of document).

Affiant Signature

11/27/24
Date

State of **Tennessee**

County of **Sumner**

Sworn to and subscribed before me this 27th day of November, 2024

Notary Public

My Commission Expires:

JENNIFER MCEWEN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-01-2025

NOTARY'S SEAL