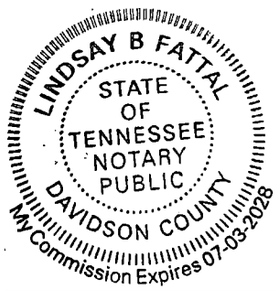
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $403,000.00

John Tambunting
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF NOVEMBER, 2024.

Lindsay B. Fattal
Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

Karen Johnson
Batch # 1210676
12/02/2024 03:00:19 PM
Fees: $13.00 Taxes: $1,491.10

Davidson County
DEEDWARR
2 pgs

20241202-0093615

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John Tambunting	ROCKET MORTGAGE, LLC ~~Same as New Owner~~	090-08-0-162.00
(NAME)	(NAME)	
6302 James Court	1050 WOODWARD AVE	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	DETROIT, MI 48226	
(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 considerations, the receipt of which is hereby acknowledged, **I Janna S. Tolle, an unmarried woman**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **John Tambunting, a single person**, hereinafter called the GRANTEE(S), his/her/their 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 Lot No. 19 on the plan of Gailey Wood Subdivision, as of record in Book 2663, Page 123, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Wendell F. Edwards, Jr. and wife, Kendra Edwards, by Warranty Deed from Mark D. Collins and wife, Juana R. Collins, dated 03/27/1987, of record in Book 7194, Page 130, Register's Office for Davidson County, Tennessee.

The said Wendell F. Edwards, Jr. died on 02/26/1990, leaving the said Kendra Edwards the sole surviving tenant by the entirety.

Being the same property conveyed to Janna S. Tolle, unmarried by Warranty Deed from Kendra Edwards Edge, married, dated 12/22/2003, of record in Instrument No. 20040120-0007647, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 6302 James Court, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 25th day of November, 2024.

Janna S. Tolle

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Janna S. Tolle, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 25th day of November, 2024.

Notary Public:
My Commission Expires: 3.8 2025

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 4-0-24-6302