Karen Johnson Davidson County
Batch# 1212671 DEEDWARR
12/04/2024 03:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20241204-0094311

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 DAY OF DECEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

G-P-24-632

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)
Jose Siuffe and Joseph Hatcher	Rocket Mortgage, LLC	
(NAME)	(NAME)	
632 Larkin Springs Rd	1050 Woodward Ave	**052-07-0-028.00**
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	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 consideration, the receipt of which is hereby acknowledged, **SACRAMENTO PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOSE SIUFFE, A SINGLE MAN, AND JOSEPH HATCHER, A SINGLE PERSON, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** 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 Lot No. 1 in Block "A" on the unrecorded map of Home Acres, a revision of the First Subdivision of Home Acres, as subdivided by Blanchard and Parrish, Engineers, described as follows:

Beginning at a point on the Northerly margin of Neely's Bend Road, at the common corner of Lots 1 and 2 in said block, thence with the line between said lots, Northerly 275 feet to the South line of Lot 32, thence with the line between Lots 1 and 32, Easterly 103.2 feet to the westerly margin of Larkin Springs Road, thence with the margin of the said road Southerly 245.2 feet to the beginning of a curve, thence with said curve Southwesterly 37.5 feet to the Northerly margin of Neely's Bend Road, thence with the margin of said road Westerly 68.2 feet to the beginning.

INCLUDED but EXCLUDED from the above described property are those portions conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee, by Deeds of record in Book 11755, Page 61 and Instrument No. 20061009-0124858, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of excluded parcels.

Being the same property conveyed to Sacramento Properties, LLC by Warranty Deed from Jerry L. Shrum and wife, Joyce A. Shrum dated February 19, 2016 in Instrument No. 20160226-0018337, Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2025 and all subsequent years, a lien not yet due and payable.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6154, Page 486, in the Register's Office for Davidson County, Tennessee.
- Easement(s) contained in Deed(s) of record in Book 11755, Page 61 and Instrument No. 20061009-0124858, 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: **632 Larkin Springs Rd, Madison, Tennessee 37115**.

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 2nd DAY OF DECEMBER, 2024.

Sacramento Properties, LLC

BY: _____
Margaret Means
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARGARET MEANS, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of SACRAMENTO PROPERTIES, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 2nd of December, 2024.

_____
Notary Public
My Commission Expires: _____
(SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

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

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 12/2/24 (date of document).

Affiant Signature

12/2/24
Date

State of **Tennessee**

County of **Sumner**

Sworn to and subscribed before me this 2nd day of December, 2024

Notary Public

My Commission Expires:

NOTARY'S SEAL

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