WARRANTY DEED

Karen Johnson Davidson County
Batch# 1220806 DEEDWARR
12/27/2024 10:49:30 AM 3 pgs
Fees: $18.00 Taxes: $1,994.30
20241227-0100372

W-BR-24-2548

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $539,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF DECEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

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)
David Thornton and Annisha Thomas	**Rocket Mortgage, LLC**	
(NAME)	(NAME)	**109-04-0A-061.00-CO**
2548 Janalyn Trace	**1050 Woodward Avenue**	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	**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, **JULIUS T. EGLOFF AND SHANNA A. ARNOLD-EGLOFF, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DAVID THORNTON, AN UNMARRIED MAN, AND ANNISHA THOMAS, AN UNMARRIED WOMAN, 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. 23 on the Plan of Towering Oaks Phase Two as shown on the plan of record in Instrument No. 20120927-0088095 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Julius Tristan Egloff, Unmarried by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument No. 20130111-0003699 Register's Office for Davidson County, Tennessee, dated January 10, 2013 and recorded on January 11, 2013.

Being the same property conveyed to Julius T. Egloff and Shanna A. Arnold by Quitclaim Deed from Julius T. Egloff of record in Instrument No. 20180921-0093837 Register's Office for Davidson County, Tennessee, dated September 21, 2018 and recorded on September 21, 2018. The said Shanna A. Arnold and Shanna A. Arnold-Egloff are one in the same.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years.
- All matters shown on the Plan of record in Plat at Instrument No. 20120927-0088095, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20091215-0114266, Register's Office for Davidson County, Tennessee.
- Easement Agreement and Restrictions as set forth in Instruments of record in Instrument Number 20010205-0010996, Instrument No. 20041026-0128530 and Instrument No. 20050615-0068192, in the Register's Office for Davidson County, Tennessee.
- Plan of record for Final Plat for Cluster Lot Subdivision, Towering Oaks, Phase One, of record in Instrument No. 20071127-0137704 Register's Office for Davidson County, Tennessee.
- Access Easement Agreement of record in Instrument Number 20050831-0104488, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20070601-0065248, 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: **2548 Janalyn Trace, Hermitage, Tennessee 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 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 23rd DAY OF DECEMBER, 2024.

Julius T. Egloff

Shanna A. Arnold-Egloff

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JULIUS T. EGLOFF, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of December, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

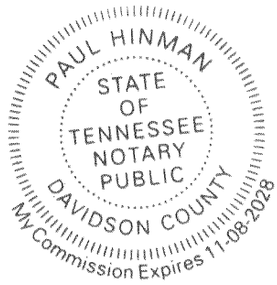


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHANNA A. ARNOLD-EGLOFF, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of December, 2024.

Notary Public
My Commission Expires: _____
(SEAL)



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

True Copy Certification

I, **Pam Autry,** 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 this the 23rd day of December, 2024.

Affiant Signature

Date 12/23/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 23 day of December, 2024.

Notary's Signature

MY COMMISSION EXPIRES:

