WARRANTY DEED

BOX 10-A

Karen Johnson
Batch # 1246161
03/14/2025 10 34 28 AM
Fees $13 00 Taxes $1,295 74

Davidson County
DEEDWARR
2 pgs

20250314-0018789

(SEAL) KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires 10/4/27

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,200 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF March, 2025

Notary Public
MY COMMISSION EXPIRES

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Stephen C. Boudreaux and Katrina L. Martinez (NAME)	Rocket Mortgage, LLC (NAME)	
2622 Delk Avenue (ADDRESS)	1050 Woodward Ave. (ADDRESS)	**081 10 0 039.00**
Nashville, TN 37208 (CITY) (STATE) (ZIP)	Detroit, MI 48226-1906 (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,

WILL REYNOLDS AND JENNIFER REYNOLDS, HUSBAND AND WIFE,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

STEPHEN C BOUDREAUX AND KATRINA L. MARTINEZ, HUSBAND AND WIFE,

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 21 on the Plan of REVISED SECTION TWO, NORMAL HEIGHTS of record in Plat Book 2330, Page 54, 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 Will Reynolds and Jennifer Reynolds, husband and wife, by Warranty Deed from Rock Solid Solutions LLC, a Tennessee Limited Liability Company, of record in Instrument No 20191223-0131955, in the Register's Office of Davidson County, Tennessee, dated December 17, 2019 and recorded on December 23, 2019

This conveyance is subject to
* Property Taxes for the year 2025 and all subsequent years
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REVISED SECTION TWO, NORMAL HEIGHTS, as recorded in Plat Book 2330, Page(s) 54 revising Plat Book 2330, Page 53
* Covenants, Conditions and Restrictions as set forth in Protective Covenants recorded in Book 2401, Page 395
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as **2622 Delk Avenue, Nashville, TN 37208**

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 7th day of March, 2025

Will Reynolds

Jennifer Reynolds

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of March, 2025, before me personally appeared Will Reynolds, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed

Witness my hand, at office, this 7th day of March, 2025

Notary Signature
My commission expires

JOHN W BISHOP
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of March, 2025, before me personally appeared Jennifer Reynolds, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed

Witness my hand, at office, this 7th day of March, 2025

Notary Signature
My commission expires

JOHN W BISHOP
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires 08-10-2027