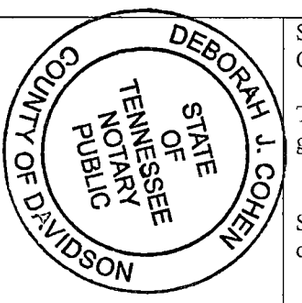
Karen Johnson
Batch # 1253240
03/28/2025 08 29 53 AM
Fees $18 00 Taxes $4,921 00

Davidson County
DEEDWARR
3 pgs

20250328-0023205

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,330,000.00

Affiant

Subscribed and sworn to before me, this the 27th day of March, 2025

Notary Public

My commission expires March 3, 2026

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows.	Send Tax Bills To	Map/Parcel Numbers
Rocky Block	Guild Mortgage Company LLC	104-12-0-133 00
1909 19th Avenue South	5887 Copley Drive	
Nashville, TN 37212	San Diego, CA 92111	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1 00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JORDAN E. CADEN NKA JORDAN E. GARRETT, A MARRIED WOMAN, AND VONDE C. CADEN, MARRIED***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROCKY BLOCK, A SINGLE MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT.

Land located in Davidson County, Tennessee, being part of Lot 63, Revised and corrected plan of lots 43, 44, 57 and 58 in Christopher and Kirkman Subdivision recorded in Book 421, page 154, R.O D C , TN bounded on the north by West Magnolia Boulevard on the east by alley No. 921 and on the south by Russell described according to a boundary survey dated 7-14-05 by Campbell, McRae and Associates Surveying, Inc., 2918 Berry Hill Drive, Nashville, Tennessee 37204 (John Hood TN R.L S #1838) as follows Beginning at an iron rod (new) in the southerly R O W of Magnolia Boulevard, said rod being in the northerly line of the Amanda Russell Land (Book 10195, page 292 R O.D C , TN), said Russell Land being the northerly 60 feet of Lot 62, revised and corrected Christopher and Kirkman Subdivision of Lots 43, 44, 57 and 58 (Book 421, page 154, R O D C , TN) and being located N 36 degrees 28' 34" E 68 36 feet from an iron rod (old) at the back of sidewalk of 20th Avenue South at said Russell's southwest corner, thence with said southerly margin N 68 degrees 26' 33" E 65 65 feet to an iron rod (new), thence with a curve to the left with a radius of 8078 00 feet and a chord that bears N 68 degrees 10' 03" E for a Distance of 77.50 feet for an arc length of 77.50 feet to an iron rod (new) on the westerly margin of alley No. 921; thence with said westerly margin S 07 degrees 06' 06" W 70.57 feet to an iron rod (new) at said Russell's northeast corner, thence with said Russell N 82 degrees 10' 16" W 125 45 feet to the point of beginning, containing 4409 31 sq ft or 0 10 acres more or less.

Being the same property conveyed to Jordan E Caden, unmarried and Vonde C Caden, married as Tenants in Common with the right of survivorship by Warranty Deed from Charles Hartman King, an unmarried man of record in Instrument No. 20150813-0080974 Register's Office for Davidson County, Tennessee, dated August 10, 2015 and recorded on August 13, 2015. Jordan E Caden being now known as Jordan E Garrett

**This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T C A 26-2-301 or other similar statute therein*

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable

The address of the herein described property is believed to be 1909 19th Avenue South, Nashville, TN 37212, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control

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 heirs and assigns forever, and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 27th day of March, 2025.

Jordan Garrett
Jordan E. Garrett

Vonde C. Caden
Vonde C. Caden

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jordan E. Garrett and Vonde C Caden, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 27th day of March, 2025.

Notary Public

My Commission Expires 09/07/26

HAYLIE HAWKINS
TENNESSEE NOTARY PUBLIC
My Comm Exp 09/07/2026
COUNTY OF DAVIDSON

Chad Garrett, spouse of Jordan E Garrett, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description he might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee

Chad Garrett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal this 27th day of March, 2025.

Notary Public

My Commission Expires. 09/07/26

HAYLIE HAWKINS
TENNESSEE NOTARY PUBLIC
My Comm Exp 09/07/2026
COUNTY OF DAVIDSON