Name and Address of New Owner:
Mary Claire Bennett
4825 Everest Drive
Old Hickory, Tennessee 37138

Send Tax Bills To:
Rocket Mortgage
1050 Woodward Ave
Detroit, Michigan 48226

Karen Johnson Davidson County
Batch# 1267794 DEEDWARR
05/02/2025 01:56:30 PM 4 pgs
Fees: $23.00 Taxes: $1,295.00
20250502-0034229

This Instrument Prepared By:
R. Houston Akin
Mockingbird Title & Escrow Services, LLC
611 Woodland Street
Nashville, Tennessee 37206

Map & Parcel No: 065 09 0 032.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Tyler Aberg, and Jessica Hope Aberg**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Mary Claire Bennett, a single woman**, "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 65 on the Plan of SECTION THREE, SHERWOOD FOREST, of record in Plat Book 4460, Page 81, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Said Lot No. 65 fronts 75.00 feet on the Southeasterly margin of Everest Drive and extends back 140.14 feet on the Northeasterly line and 140.16 feet on the Southwesterly line to a dead line in the rear measuring 75.00 feet thereon.

Being the same property conveyed to Tyler Gilbert Aberg and Jessica Hope Aberg, husband and wife, by Warranty Deed from Ashlee E. Riley and Michael A. Riley, wife and husband, of record in Instrument No. 20211129-0156645, in the Register's Office of Davidson County, Tennessee, dated November 18, 2021 and recorded on November 29, 2021.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 2nd day of May, 2025.

_____ (SEAL)
Tyler Aberg

_____ (SEAL)
Jessica Hope Aberg

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of May, 2025, before me personally appeared Tyler Aberg and Jessica Hope Aberg, 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 2nd day of May, 2025.

R. HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

_____
Notary Signature
My commission expires: 5/9/26

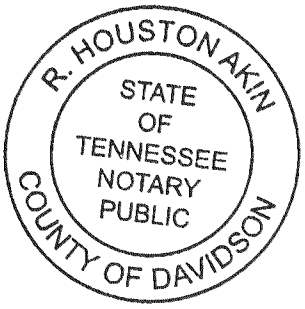
AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $350,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 2nd day of May, 2025.



Notary Signature
My commission expires: 5/9/26

Tennessee Certification of Electronic Document

I, AUBREY SEAVERS, 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 5/2/25 (date of document).

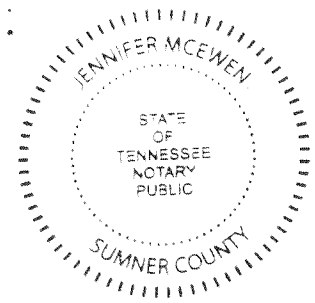
Affiant Signature

5/2/25
Date

State of TENNESSEE

County of SUMNER

Sworn to and subscribed before me this 2nd day of May, 20 25.



Notary's Signature

MY COMMISSION EXPIRES: 1/30/29

NOTARY'S SEAL