WARRANTY DEED

Karen Johnson Davidson County
Batch# 1268983 DEEDWARR
05/05/2025 01:54:30 PM 3 pgs
Fees: $18.00 Taxes: $2,956.30
20250505-0034872

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $799,000.00.

Affiant

Subscribed and sworn to me on 04/30/25.

NOTARY PUBLIC

My Commission Expires: 01-8-2025

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Amani Hooker 550 Rosedale Ave, Apt 1 Nashville, TN 37211	United Home Loans, Inc 1023 Burlington Ave Western Springs, IL 60558	118 03 0D 001.00CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Michael Hull, a married man, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Amani Hooker, an unmarried man, hereinafter called **"GRANTEE,"** his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> A certain unit located in Davidson County, Tennessee, being known and designated as Unit 1 of Homes at 550 Rosedale Avenue, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 550 Rosedale Avenue, a Horizontal Property Regime, of record in Instrument Number 20230117-0003724, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.
>
> Being the same property conveyed to Michael Hull, by Quitclaim Deed from Chris Farrell and Mike Farrell, of record in Instrument No. 20230505-0033459, Register's Office for Davidson County, Tennessee, dated May 4, 2023 and recorded on May 5, 2023.
>
> Further being the same property conveyed to Mike Farrell and Chris Farrell by Warranty Deed from Creative REI, LLC, a Tennessee limited liability company, recorded on the 23rd day of January 2023, of record in Instrument No. 20230123-0004984 in the Register's Office for Davidson County, Tennessee.
>
> Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.
>
> This is improved property known as 550 Rosedale Ave, Apt 1, Nashville, TN 37211.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, his successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said

land to the said GRANTEE, his successors 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 hand this 04/28/25.

Michael Hull

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 04/28/25, before me personally appeared Michael Hull, to me known (or proved to me on the basis of satisfactory evidence) to be the person described herein and who executed the foregoing instrument, and acknowledged that he/ she executed the same as his free act and deed.

Witness my hand and official seal on 04/28/25.

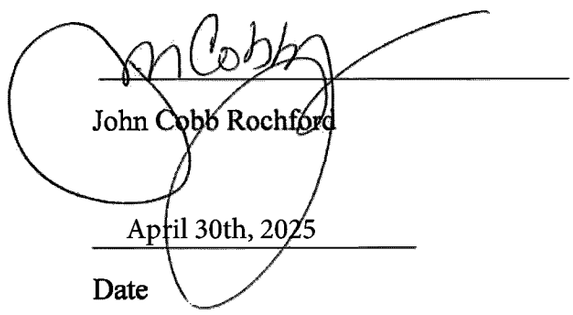
NOTARY PUBLIC

My Commission Expires: 9-8-2025

BRENDA LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith an that this is a true and correct copy of the original document executed and authenticated according to law on April 30th, 2025.



John Cobb Rochford

April 30th, 2025

Date

State of Tennessee

County of Davidson

Personally appeared before me Brooke Sobo, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on April 30th, 2025.



Brooke Sobo

My commission expires: 9/8/25

