When Recorded Return to:
Midtown Title, LLC
600A Frazier Dr. Ste 123
Franklin, TN 37064
File#1-24130-RR

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1277816 DEEDWARR
05/27/2025 11:48:30 AM 3 pgs
Fees: $18.00 Taxes: $814.00
20250527-0041386

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OF VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEOFRE ME, THIS THE 23 DAY OF May, 2025.

Notary Public

MY COMMISSION EXPIRES: 01/22/2029

(AFFIX SEAL)

C M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Evergreen Settlement Services, LLC, 3401 Mallory Lane, #200, Franklin, TN. 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP0PARCEL NO.(S)
Alexandra Lutz	Rocket Mortgage, LLC	136-03-0A-108.00-CO
(NAME) 3880 Priest Lake Drive, # 24	(NAME) 1050 Woodward Avenue	
(ADDRESS) Nashville, TN 37217	(ADDRESS) Detroit, MI, 48226-1906	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Scott Curran, an unmarried man, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto Alexandra Lutz, an unmarried person , "the Grantee," the following described real estate in Davidson County, Tennessee:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Unit No. 24, of Building No. 14, on the plan of Phase 1, Condominium Townhouses, Priest Lake Park, of record in Book 4460, Page 88, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in common elements of Priest Lake Park Condominium Townhouses, a horizontal property regime established by Master Deed of record in Book 4651, Page 412, as clarified in Book 4943, Page 692, and amended in Book 5189, Page 671, said Register's Office.

Being the same property conveyed to Scott Curran, an unmarried man by Warranty Deed from Offerpad SPE Borrower A, LLC, a Delaware Limited Liability Company of record in Instrument No. 20220419-0044831 Register's Office for Davidson County, Tennessee, dated April 07, 2022 and recorded on April 19, 2022.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Unimproved ☐
This is improved ☒ property, known as 3880 Priest Lake Drive, # 24, Nashville, TN 37217

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 23 day of May, 2025.

Scott Curran

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 23rd day of May, 2025, before me personally appeared Scott Curran, 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 23rd day of May, 2025.

Notary Signature
My commission expires: 08-21-2027

GENA R CAPPS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 5/23/2025 (date of document).

Kirsten Virden

Affiant Signature

Date: 5/27/2025

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27th day of May, 2025.

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

