WARRANTY DEED

Karen Johnson Davidson County
Batch# 1290794 DEEDWARR
06/27/2025 10:40:30 AM 5 pgs
Fees: $28.00 Taxes: $647.50
20250627-0050811

File No. MM-25-10110

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~23rd~~ 24th day of June, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-30-2029

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Russell Bracey and Kammi Schock	Rocket Mortgage	
(NAME) 214 Old Hickory Boulevard, 123	(NAME) 1050 Woodward Ave	142-04-0A-123.00-CO
(ADDRESS) Nashville, TN 37221	(ADDRESS) Detroit, MI 48226-1906	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Lisa L. Smith, Jennifer L. Burke and Tyler W. Smith, Trustees of the Audrey Jacobus-Taeubner Family Trust dated May 18, 2011**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Russell Bracey and Kammi Schock**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 123 on the Plan of Belle Forest Condominium Apartments, of record in Plat Book 5200, Page 167, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Carl Taeubner and wife, Audrey Taeubner by Warranty Deed from Michael Reynolds, unmarried of record in Instrument No. 20090714-0065639 Register's Office for Davidson County, Tennessee, dated July 10, 2009 and recorded on July 14, 2009.

Being the same property conveyed to Lisa L Smith, Trustee for the Audrey Jacobus-Taeubner Trust dated May 18, 2011 by Quitclaim Deed from Carl Taeubner and wife, Audrey Taeubner of record in Instrument No. 20111013-0079789 Register's Office for Davidson County, Tennessee, dated September 12, 2011 and recorded on October 13, 2011.

This is property more commonly known as 214 Old Hickory Boulevard, 123, Nashville, TN 37221.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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

Witness my/our hand this 18 day of June, 2025.

Audrey Jacobus Taeubner Trust dated May 18, 2011

Tyler W. Smith

By: Tyler W. Smith, Trustee

STATE OF Texas
COUNTY OF Bell

On this 18 day of June, 2025, before me personally appeared Tyler W. Smith, Trustee of Audrey Jacobus Taeubner Trust dated May 18, 2011, 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 18 day of June 2025.

Notary Signature
My commission expires: 5/5/2026

DELIA DRISCOLL
Notary Public, State of Texas
Comm. Expires 05-05-2026
Notary ID 124162370

Witness my/our hand this 18th day of June 2025.

Audrey Jacobus Taeubner Trust dated May 18, 2011

By: Jennifer L. Burke, Trustee

STATE OF New York
COUNTY OF Albany

On this 18th day of June 2025, before me personally appeared Jennifer L. Burke, Trustee of Audrey Jacobus Taeubner Trust dated May 18, 2011, 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 18th day of June 2025.

Notary Signature
My commission expires: 4/22/29

CATHERINE PURDUM
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01PU0036415
Qualified in Montgomery County
My Commission Expires 04/22/2029

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 GRANTEES, 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 this 23rd day of June, 2025.

Audrey Jacobus Taeubner Trust

By: Lisa L Smith TrSte

Lisa L. Smith, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of June, 2025, before me personally appeared Lisa L. Smith, Trustee of Audrey Jacobus Taeubner Trust, 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 June, 2025.

Notary Signature
My commission expires: 12/09/2028

DIONNE CARVER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/09/2028
COUNTY OF WILLIAMSON

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 06/26/25 (date of document).

Affiant Signature

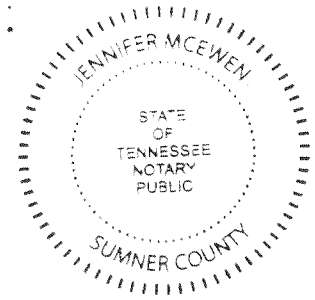
06/26/2025

Date

State of TENNESSEE

County of SUMNER

Sworn to and subscribed before me this 26th day of June, 2025.



Notary's Signature

MY COMMISSION EXPIRES: 1/30/29

NOTARY'S SEAL