WARRANTY DEED

Karen Johnson Davidson County
Batch# 1291734 DEEDWARR
06/30/2025 11:31:30 AM 3 pgs
Fees: $18.00 Taxes: $2,164.13
20250630-0051335

File No. KS-25-10132

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $584,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of June, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JORDYN SCHUMM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
COMM. EXPIRES JANUARY 9, 2028

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
Matthew Logsdon and Jamie Gentile	Rocket Mortgage, LLC	
(NAME)	(NAME)	
513 Westboro Drive	1050 Woodward Ave	090-16-0J-001.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	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, **Cynthia Hicks and Benjamin Hicks, wife and husband**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Matthew Robert Logsdon and Jamie Nicole Gentile, husband and wife**, 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. A on the Plan of 513 Westboro Drive, a Horizontal Property Regime with Private Elements, filled as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20181031-0107856, Register's Office for Davidson County, Tennessee, to which is hereby made for a more complete description.

Being the same property conveyed to Cynthia Hicks and Benjamin Hicks, wife and husband by Warranty Deed from Donnie Bledsoe, married of record in Instrument No. 20190919-0095173 Register's Office for Davidson County, Tennessee, dated September 16, 2019 and recorded on September 19, 2019.

This is property more commonly known as 513 Westboro Drive, Nashville, TN 37209.

Previous Deed recorded referenced the wrong map and parcel. Correct Map and Parcel is 090-16-0J-001.00-CO.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) 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 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 26th day of June, 2025.

Cynthia Hicks

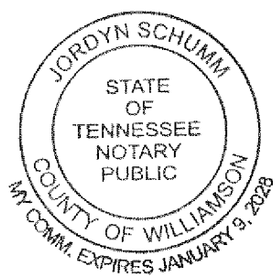
Benjamin Hicks

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of June, 2025, before me personally appeared Cynthia Hicks and Benjamin Hicks, 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 26th day of June, 2025.

Notary Signature
My commission expires:



Certificate of Authenticity

I, Ryan Rafoth, 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 June 26, 2025.

Date

Affiant Signature

6/26/25

Date

State of Tennessee

County of Williamson

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

Notary's Signature

My Commission Expires: 1/14/26

Date

Notary's Seal (if on paper)

SYDNEY LASCH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY