WARRANTY DEED

(SEAL)

Karen Johnson Davidson County
Batch# 1292714 DEEDWARR
07/02/2025 11:52:30 AM 3 pgs
Fees: $18.00 Taxes: $1,178.45
20250702-0052305

File #25-PA-0224-COMP

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $318,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF July, 2025.

Notary Public
MY COMMISSION EXPIRES:

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

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Matthew Derrick Gilliam	Rocket Mortgage, LLC	
(NAME)	(NAME)	
224 Randy Road	1050 Woodward Ave	**052 02 0 229.00**
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Detroit, MI 48226	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

DAVIS LINDELL AND BRIANNA LINDELL, A MARRIED COUPLE,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

MATTHEW DERRICK GILLIAM, A SINGLE MAN,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of RAINBOW TERRACE, SECTION V of record in Plat Book 2133, Page 72, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Davis Lindell and Brianna Rud, both unmarried, as tenants in common with the right of survivorship, by Warranty Deed from Kristen Sunderlin and Kyle Sunderlin, wife and husband, of record in Instrument No. 20190705-0065916, in the Register's Office of Davidson County, Tennessee, dated July 03, 2019 and recorded on July 05, 2019.

The said Davis Lindell and Brianna Rud having since married each other, the said Brianna Rud is now known as Brianna Lindell.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RAINBOW TERRACE, SECTION V, as recorded in Plat Book 2133, Page(s) 72.
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2103, Page 604 and Book 2201, Page 631.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **224 Randy Road, Madison, TN 37115**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 1st day of July, 2025.

Davis Lindell

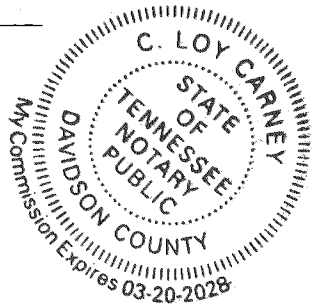
Brianna Lindell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of July, 2025, before me personally appeared Davis Lindell, 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 1st day of July, 2025.

Notary Signature
My commission expires:

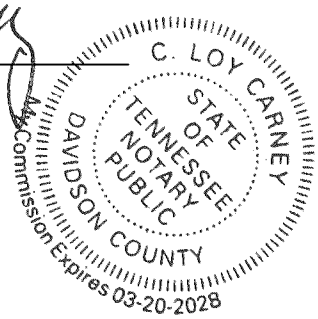


STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of July, 2025, before me personally appeared Brianna Lindell, 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 1st day of July, 2025.

Notary Signature
My commission expires:



Tennessee Certification of Electronic Document

I, **R. Patrick Parker**, 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 7/1/25 (**date of document**).

Affiant Signature

7/1/25
Date

State of TENNESSEE
County of SUMNER

Sworn to and subscribed before me this 1st day of July, **20**25.

Notary's Signature
My Commission Expires:

