Karen Johnson Davidson County
Batch# 1297863 DEEDWARR
07/15/2025 12:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,209.90
20250715-0055763

This Instrument Prepared By:
Lee & Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, TN 37087

L&L#8748-41A

ADDRESS NEW OWNER:
Anne Otieno
25 Fawn Creek Pass
Nashville, TN 37214

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Rocket Mortgage, LLC
1050 Woodard Avenue
Detroit, MI 48226-1906

Parcel ID:
122-01-0A-266-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Courtney Booker Gallant, a single woman,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Anne Otieno**, hereinafter called the GRANTEE, her heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

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. 41 on the Plan of Woodland Point, Phase III, a Private Element Horizontal Property Regime (being the Townhome Area at Woodland Point), located of Fawn Creek Pass, Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes, a Horizontal Property Regime with Private Elements, Phase III, of record in Instrument No. 20001011-0101044, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Woodland Point Phase III, a Private Element Horizontal Property Regime, contained in the said Declaration, the plan filed as Exhibit "C" to said Declaration appearing at page 48 thereof, and By-Laws appended thereto as Exhibit "B", appearing at page 32 thereof, said Register's Office are incorporated in this deed by reference and made a part hereof the same as though copied herein. Said Units are also contained within a portion of Lot 2 on the Final Plat of Woodland Point, Phase I as of record as Instrument No. 20000713-0069314, said Register's Office.

Being the same property conveyed to Courtney M. Gallant by deed dated September 3, 2021 from Courtney M. Booker, now known as Courtney M. Gallant, joined by spouse, Michael George Gallant, recorded September 10, 2021, in Instrument Number 20210910-0121354, Register's Office for Davidson County, Tennessee.

This is improved property known as 25 Fawn Creek Pass, Nashville, TN 37214. Possession is to be given on July 11, 2025.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, her heirs and assigns, forever; and,

GRANTOR does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and does warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTOR does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 11th day of July, 2025.

Courtney Gallant
Courtney Booker Gallant

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Courtney Booker Gallant, a single woman,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 11th day of July, 2025.

NOTARY PUBLIC

J. DAVID LEE
TENNESSEE NOTARY PUBLIC
My Comm Exp. January 31, 2029
COUNTY OF WILSON

My Commission Expires: 1/31/29

* * * * * *

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is **$327,000.00**.

AFFIANT

Subscribed and sworn to before me on this ~~11th~~ 15th day of July, 2025.

Jennifer Russell
NOTARY PUBLIC

My Commission Expires: 01/30/2029

JENNIFER RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Certificate of Authenticity

I, Katie Smith, 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 7/11/25.

Date



Affiant Signature

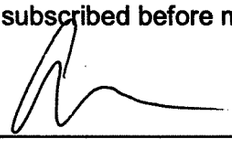
7/11/25

Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 11 day of July, 2025.



Notary's Signature

My Commission Expires: 12-2-28

Notary's Seal (if on paper)

