Karen Johnson Davidson County
Batch# 1302645 DEEDWARR
07/25/2025 03:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,146.63
20250725-0059033

REBECCA MOSS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 309,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of July, 2025

Notary Public

MY COMMISSION EXPIRES: 6.29.27

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cherri Steinloski and Samuel Daly	Rocket Mortgage, LLC	05308007900
(NAME)	(NAME)	
2408 Elliott Drive	1050 Woodward Ave	
(ADDRESS)	(ADDRESS)	
Old Hickory TN 37138	Detroit, MI 48226	
(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, WE,

JAMES E. DWYER, JR., AN UNMARRIED MAN,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CHERRI STEINLOSKI, AN UNMARRIED WOMAN, AND SAMUEL DALY, AN UNMARRIED MAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot number 5, block 3, on the plan of Dabbs and Elliott's subdivision No. 1, Old Hickory , as shown by plat of record DIN Plat Book 547, Page 97, of the Registers Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

James E. Dwyer, Jr., an unmarried man

Being the same property conveyed to James E. Dwyer, Jr., an unmarried man by Deed dated June 30, 2015 from James E. Dwyer Jr. and Eugene J Dwyer and Kelley Dwyer and Deborah Dwyer, recorded August 20, 2015, in Instrument Number 20150820-0084262, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This *Improved* property is commonly known as: 2408 Elliott Drive, Old Hickory, TN 37138

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(s) this 9 day of July, 2025

James E. Dwyer, Jr.

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Wilson

On this 9 day of July, 2025, before me personally appeared James E. Dwyer, Jr., 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 9 day of July, 2025.

Notary Signature
My commission expires: 3/8/2028

MIRELLE J. CANTRELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
March 8, 2028

LT&E File #22218

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 **__07/25/2025_____ (date of document)**.



Affiant Signature

_____07/25/2025_____
_ Date

State of TENNESSEE
County of SUMNER

Sworn to and subscribed before me this
_25th__ day of
_____July_____, 20_25__.



Notary's Signature
My Commission Expires:_____

