Karen Johnson Davidson County
Batch# 1311902 DEEDWARR
08/20/2025 08:58:30 AM 3 pgs
Fees: $18.00 Taxes: $2,086.80
20250820-0066494

THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Stone Gate Corporate Center, Ste 102
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Devon Miller
3056 Cooks Landing Court
Hermitage, TN 37076

SEND TAX BILLS TO:
Rocket Mortgage
1050 Woodward Ave.
Detroit, MI 48226

WARRANTY DEED

(Map 109-08-0A; Parcel 016.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **JENNIFER F. COTE F/K/A JENNIFER D. FAUCETT, A MARRIED WOMAN**, hereinafter referred to as "Grantors", have bargained and sold and do hereby transfer and convey unto **DEVON ALEXANDRIA MILLER, AN UNMARRIED WOMAN,** hereinafter referred to as "Grantee", their heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND located in Davidson County, Tennessee, being Lot No. 16, Final Plat of Cooks Landing Subdivision, as of record in Instrument No. 20110510-0035834, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.
>
> BEING the same property conveyed to Jennifer D. Faucett, an unmarried person, by Special Warranty Deed dated May 27, 2015 from BMCH Tennessee, LLC, a Delaware limited liability company, recorded May 27, 2015, in Instrument No. 20150527-0048768, in the Register's Office of Davidson County, Tennessee.
>
> Jeremy Cote, spouse of Jennifer F. Cote, joins herein to convey any and all right, title, claim and interest he/she may have in the subject property by virtue of marriage or otherwise.
>
> THIS CONVEYANCE IS MADE SUBJECT TO: (1) all subdivision/condominium assessments, covenants, bylaws, restrictions and declarations, (2) all items set out on any applicable plat of record, (3) any and all applicable government and/or zoning regulations, (4) utility, sewer, drainage, rights of way and any other easements of record, and (5) any and all other matters of public record.

This is improved property known as 3056 Cooks Landing Court, Hermitage, TN 37076.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantee, their heirs and assigns, forever.

Grantors covenant with the said Grantee that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the

same is unencumbered except as noted herein, and for the 2025 real property taxes which will be prorated at closing and paid by the Grantees.

Grantors further covenant and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Witness our hands and signatures on this the 13th day of August, 2025.

JENNIFER F. COTE

JEREMY COTE

STATE OF Maine)
COUNTY OF Penobscot)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jennifer F. Cote and Jeremy Cote, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th day of August, 2025.

Notary Public Lisa M. Morin

My Commission Expires: 9/14/2030

(SEAL)

LISA M. MORIN
NOTARY PUBLIC
My Comm. Exp. Sep 14, 2030
STATE OF MAINE

AFFIDAVIT

STATE OF Maine)
COUNTY OF Penobscot)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $564,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 13th day of August, 2025.

Notary Public Lisa M. Morin

My commission Expires: 9/14/2030

File No. GTS1-2025-194

LISA M. MORIN
NOTARY PUBLIC
My Comm. Exp. Sep 14, 2030
STATE OF MAINE

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Christi Johnston *(custodian's name)*, 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 8/13/25 *(date of document)*.

Custodian's Signature 8/19/25 date

STATE OF TENNESSEE
COUNTY OF WILSON

Sworn to and subscribed before me this 19th **day of** August, 2025

Notary Public

MY COMMISSION EXPIRES: 5/28/28

SANDRA L. MITSOS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILSON