Karen Johnson Davidson County
Batch# 1316635 DEEDWARR
08/29/2025 01:17:30 PM 3 pgs
Fees: $18.00 Taxes: $2,775.00
20250829-0069474

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000.00.

Affiant 8/29/25

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 29th day of August, 2025.

Notary Public

(Affix Seal)

My Commission Expires: _____

GRIFFIN S. DUNHAM
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-4-2027

2025-07-3178

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

**HALE TITLE AND ESCROW, LLC**
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

| Address of New Owners: | Send Tax Bills To: | Tax ID#: |
|---|---|---|
| Robert Aldrich and Tiffany Aldrich<br>1364 Greenstone Lane<br>Nashville, TN 37221 | **Rocket Mortgage, LLC**<br>**1050 Woodward Avenue**<br>**Detroit, MI, 48226** | Map/Parcel<br>126-14-0A-118.00-CO |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jessica Combs, an unmarried woman**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Robert J. Aldrich and Tiffany Aldrich, husband and wife**, hereinafter called the GRANTEE, their heirs 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. 118 on the Plan of TRAVIS TRACE SUBDIVISION PHASE 4, RS 10 CLUSTER TO RS5 - MAJOR SUBDIVISION, as shown on Plat of record in Instrument 20190710-0067020 Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made to for a more complete description.

Being the same property conveyed to Jessica Combs, an unmarried woman, by Quitclaim Deed from Jessica Combs Burns a.k.a. Jessica Combs, an unmarried woman, and Martin R. Burns, Jr. a.k.a. Martin Rodney Burns, Jr., an unmarried man, of record in Instrument No. 20240626-0047881, in the Register's Office of Davidson County, Tennessee, dated June 25, 2024, and recorded on June 26, 2024.

Being the same property conveyed to Jessica Combs Burns and Martin R. Burns, Jr., wife and husband, by Special Warranty Deed from The Jones Company of Tennessee, LLC, a Missouri limited liability company, of record in Instrument No. 20201029-0125699, in the Register's Office of Davidson County, Tennessee, dated October 28, 2020, and recorded on October 29, 2020. The said Jessica Combs Burns and Martin R. Burns, Jr. having since divorced per Final Decree of Divorce of record in Docket No. 23D1619 in Circuit Court of Davidson County, Tennessee.

This conveyance is subject to the following: Davidson County property taxes for the year 2025, and subsequent years, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 1364 Greenstone Lane, Nashville, TN 37221.

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, its successors and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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.

Effective the 29 day August, 2025.

Jessica Combs

Jessica Combs

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 29 day of August, 2025, before me personally appeared Jessica Combs, 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 29 day of August, 2025.

Notary Signature
My commission expires:

KATHLEEN HALE MCCLELLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-14-2028

# CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **August 29, 2025** .

Affiant Signature

**08/29/2025**
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **August 29, 2025** .

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

