WARRANTY DEED

Karen Johnson
Batch # 1445902
07/14/2026 11:36:44 AM
Fees: $13.00 Taxes: $536.50

20260714-0063447

Davidson County
DEEDWARR
2 pgs

BRIAN D. MITCHELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires 03-09-2027

B-ELAM-26-420-E7

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF JULY, 2026.

Notary Public

MY COMMISSION EXPIRES: 03/09/2027
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
John R. Childs, II	**Rocket Mortgage, LLC**	
(NAME)	(NAME)	**133 14 0A 065.00**
420 Elysian Fields Rd, E7	**635 Woodward Avenue**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Detroit, MI 48226-1906**	
(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, **KEENON MOORMAN, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOHN R. CHILDS, II, A SINGLE PERSON,** 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 Unit E-7 of The Village of Grassmere Formerly Oakcrest Condominiums created under Title 64, Sections 2701 et seq., as amended, Tennessee Code Annotated as shown on plat of record in Plat Book 5200, Page 413, as established under Master Deed of record in Book 5884, Page 960 and amended and restated in Book 9559, Page 939, and Instrument No. 20041102-0131823 and Instrument No. 20060630-00786787, and further amended in Instrument No. 20070301-0025595 in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Keenon Moorman, married, by Warranty Deed from Mark Evans, unmarried, of record in Instrument No. 20211022-0142391, in the Register's Office of Davidson County, Tennessee, dated October 08, 2021 and recorded on October 22, 2021. Keenon Moorman, having since divorced.

This conveyance is subject to:
- Taxes and assessments for the year 2026 and subsequent years, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of OAKCREST CONDOMINIUM, as recorded in Plat Book 5200, Page 413.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 1 CHAPARRAL ACRES, as recorded in Plat Book 4060, Page 102.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 2 CHAPARRAL ACRES, as recorded in Plat Book 4060, Page 103.
- Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing The Village of Grassmere f/k/a Oakcrest Condominium of record in Book 5884, Page 960, as amended in Book 9559, Page 939 and Instrument No. 20041102-0131823 and Substitution of Trustee recorded in Instrument No. 20060630-0078687 and Amended and Restated in Instrument No. 20070301-0025595; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
- Storm Water Detention Agreement as set forth in instrument recorded in Book 7233, Page 802.
- Lease Agreements recorded in Book 11578, Page 203, as corrected in Instrument No. 200001026-0106147.
- Lease Agreements recorded in Instrument No. 20000517-0049769 and Assignment of Lessor's Interest in Lease recorded in Instrument No. 20061024-0131560 and Subordination, Nondisturbance and Attornment Agreement recorded in Instrument No. 20061024-0131561.
- Charter for Oakcrest Condominium Association, Inc., recorded as Book 5860, Page 930.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **420 Elysian Fields Rd, E7, Nashville, Tennessee 37211**.

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 10th DAY OF JULY, 2026.

Keenon Moorman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 10th of July, 2026.

Notary Public
My Commission Expires: 8/19/28
(SEAL)

W BRAD LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212