Karen Johnson Davidson County
Batch# 491759 DEEDWARR
10/08/2020 08:08:30 AM 2 pgs
Fees: $13.00 Taxes: $1,507.75
20201008-0116756

WARRANTY DEED
File No.: 2020-0356

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $407,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF October, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/22/2022
(AFFIX SEAL)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Cornerstone Title of Tennessee LLC
1602 W. Northfield Blvd., #2
Murfreesboro, TN 37129
615.203.3054

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
David Welbourn	LoanDepot.com, LLC	72 10 120.00
1206 Litton Ave	26642 Towne Centre Drive	
Nashville, TN 37216	Foothill Ranch, CA 92610	

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged by, the undersigned, **201903WY-18 LLC, a Wyoming Limited Liability Company** has this day bargained and sold and does hereby transfer and convey unto, **David J. Welbourn and Erika Welbourn, husband and wife**, their heirs and assigns, forever, that certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in the 11th, formerly the 18th Civil District of Davidson County, described as follows:

BEGINNING at point in the center of Litton Land or Avenue, the northwest corner of a lot of land conveyed to Elizabeth Waggoner by deed from E. B. Rucker and wife of record in Book 340, page 224, Register's Office for Davidson County; thence southerly with her western line 429-1/2 feet; thence westerly 64-1/2 feet to the southeast corner of a lot of land conveyed to Lucy Peebles Akin and T.B. Adkin, by deed from C.A. Peebles, et, al, of record in Book 1005, page 630, said Register's Office; thence northerly with their easterly line, 413-1/2 feet to the beginning.

Being the same property conveyed to 201903WY-18, LLC, a Wyoming Limited Liability Company by Warranty Deed from Fred W. Thomas, an unmarried man of record in Instrument No. 20190611-0056146, Register's Office for Davidson County, Tennessee dated June 7, 2019 and recorded on June 11, 2019.

This conveyance is further subject to (1) applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 1206 Litton Ave. Nashville, TN 37216

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 our hands this 2ND day of OCTOBER, 2020

Marlene Basta, Managing Member
201903WY-18 LLC, a Wyoming Limited Liability Company
By: Marlene Basta, Managing Member

STATE OF COLORADO
COUNTY OF JEFFERSON

Before me, CYNTHIA SWAINSON the undersigned authority, a Notary Public in and for state and county aforesaid, personally appeared Marlene Basta, with whom I am personally acquainted, and who, upon oath acknowledged himself to be Managing Member of 201903WY-18 LLC, a Wyoming Limited Liability Company, the within named bargainors, and that they as such Managing Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by themselves as Managing Member.

NOTARY PUBLIC
My Commission expires 06/06/2023

RETURN RECORDED DOCUMENTS TO:

CORNERSTONE TITLE OF TENNESSEE LLC
1602 W. NORTHFIELD BLVD., #2
MURFREESBORO, TN 37129
615.203.3054

CYNTHIA SWAINSON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20114033357
MY COMMISSION EXPIRES 06/06/2023

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or custodian of the electronic version of the attached document tendered for registration herewith, and that this is a true and correct copy of the original document executed and authenticated according to law.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY