Karen Johnson Davidson County
Batch# 566245 DEEDWARR
02/02/2021 03:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,652.05
20210202-0015158

20201824R

ELIZABETH LEVSEN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires 11-27-2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $446,500.00.

Affiant

Subscribed and sworn to before me, this the 2 day of February, 2021.

Notary Public

My commission expires: 11/27/2023

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Akhil Patel	Loandepot.com, LLC	**072-04-0-157**
1711 Golf Street	4800 N. Scottsdale Rd. Suite 3800	
Nashville, TN 37216	Scottsdale, AZ 85251	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Thomas Bucchino, Jr., a married man

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Akhil Patel, a married man

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being part of Lot No. 23 on the Plan of Inglewood Terrace of record in Plat Book 1130, Page 1, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning on the Southerly margin of Golf Street at the corner of Lots Nos, 23 and 24; thence with the line between said 2 Lots Southeastwardly 150 feet; thence North 57 degrees East 120 feet; thence North 0 degrees 15 minutes West 74 feet; thence North 81 degrees 30 minutes West 178.8 feet to the Southeasterly margin of said Golf Street; thence with same Southwestwardly 52 feet 11 inches to the beginning.

Being the same property conveyed to Thomas Bucchino Jr by Warranty deed from Fifth Third Bank of record in Instrument No. 20090715-0066445 Register's Office for Davidson County, Tennessee, dated July 10, 2009 and recorded on July 15, 2009.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__x__) unimproved (____) property known as 1711 Golf Street, 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 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 HANDS EFFECTIVE AS OF _____ day of January, 2021:

Thomas Bucchino Jr by Ryan Rafoth ATTORNEY IN FACT
Thomas Bucchino, Jr. by Ryan Rafoth, his Attorney-In-Fact

Diana Todd Bucchino by Ryan Rafoth ATTORNEY IN FACT
Diana Todd Bucchino by Ryan Rafoth, her Attorney-In-Fact **

** *Diana Todd Bucchino, spouse of Thomas Bucchino, JR., joins in the execution of this instrument for the purpose of conveying her marital interest, if any, in the subject property.*

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

ACKNOWLEDGEMENT FOR SIGNATURE MADE BY ATTORNEY-IN-FACT

Personally appeared before me, a Notary Public of said County and State, Ryan Rafoth. , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be the attorney-in-fact for Thomas Bucchino, Jr. ("Principal"), and that he/she executed the within instrument for the purposes therein contained by signing his/her name on behalf of Principal as the attorney-in-fact.

Witness my hand, at office, this the 29 day of January, 2021.

My Commission Expires: 5.9.23

Notary Public

CHRISTINE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

ACKNOWLEDGEMENT FOR SIGNATURE MADE BY ATTORNEY-IN-FACT

Personally appeared before me, a Notary Public of said County and State, Ryan Rafoth. , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be the attorney-in-fact for Diana Todd Bucchino ("Principal"), and that he/she executed the within instrument for the purposes therein contained by signing his/her name on behalf of Principal as the attorney-in-fact.

Witness my hand, at office, this the 29 day of January, 2021.

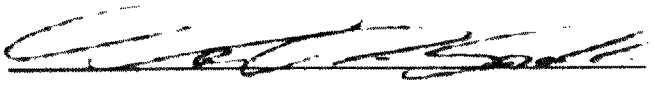
My Commission Expires: 5.9.23

Notary Public

CHRISTINE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Devan P. Spinelli, do hereby make oath that I am a licensed attorney and/or the 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.

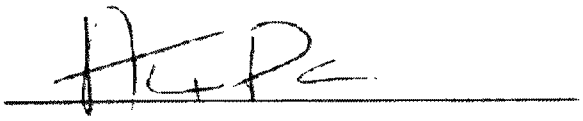


Devan Spinelli

STATE OF FLORIDA

COUNTY OF BROWARD

Personally appeared before me, Alexandra Ponce, a notary public for this county and state, Devan Spinelli, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature (Alexandra Ponce)

My Commission Expires: 05/16/2023

Notary' Seal (if on paper)

