NEW OWNER:

PETER G. ZORBANOS
5270 OLD HICKORY BOULEVARD
NASHVILLE, TN 37218

SEND TAX BILLS TO:

LOANDEPOT.COM, LLC
26642 TOWNE CENTRE DRIVE
FOOTHILL RANCH, CA 92610

Map & Parcel 05700010900

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 21-0101

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 607613 DEEDWARR
04/06/2021 01:26:15 PM 2 pgs
Fees: $13.00 Taxes: $555.00

20210406-0045015

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Fifty Thousand and 00/100 Dollars ($150,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **DORIS A. DUMONT, unmarried,** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **PETER G. ZORBANOS, an unmarried man,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee and being known and designated as all of Lot No. 1 on the Plan of Wolff and Wooldridge Subdivision, as shown on the plat of the same of record in Plat Book 5800, Page 257, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to DORIS A. DUMONT, unmarried by Quitclaim Deed from Doris Dumont Musgrove NKA Doris A. Dumont, dated March 31, 2009, and of record in Instrument No. 20090413-0033224, Register's Office for DAVIDSON County, Tennessee. Also being the same property conveyed to Doris Dumont Musgrove by Warranty Deed from Dorothy L. Wooldridge, unmarried, dated May 4, 1995, and of record in Book 9665, Page 926, Register's Office for Davidson County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY more commonly known as **5270 OLD HICKORY BOULEVARD, NASHVILLE, TN 37218**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 5800, Page 257, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 30th day of March, 2021.

Doris A. Dumont

DORIS A. DUMONT

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **DORIS A. DUMONT, unmarried,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of March, 2021.

NOTARY PUBLIC

MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMM. EXP. 6-16-2022

My commission expires: _____

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The actual consideration or value, whichever is greater, for this transfer is $150,000.00.

AFFIANT

Sworn to and subscribed to before me this 30th day of March, 2021.

NOTARY PUBLIC

MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMM. EXP. 6-16-2022

My commission expires: _____