Karen Johnson Davidson County
Batch# 633883 DEEDWARR
05/12/2021 08:19:30 AM 3 pgs
Fees: $18.00 Taxes: $814.00
20210512-0063670

Prepared by:
Security Title & Escrow Co., LLC
1517 Hatcher Lane
Columbia, Tennessee 38401

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **Hollie A. Horton, unmarried,** FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and **Ethan P. Tune, unmarried man,** SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

WITNESSETH:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

LOCATED in Davidson County, Tennessee and being Lot 97, Nawakwa Hills, Powwow Addition, Section 3 as shown on the plat of record in Plat Book 974, Page 25, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Hollie A. Horton by deed dated November 21, 1997 of record in Book 10695, Page 433, Register's Office of Davidson County, Tennessee.

Map & Parcel 63-02-0-80

Property Address: 1504 Ocoee Trail, Madison, Tennessee 37115

In the event of a discrepancy between the property address and the legal description, the legal description shall control.

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, title, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that it is lawfully seized And possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except for easements and/or restrictions, if any, of record in the Davidson County, Tennessee Register of Deeds office.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this conveyance has been executed on the 7 day of May, 2021.

Hollie A Horton
Hollie A. Horton

STATE OF Tennessee
COUNTY OF Rutherford

Personally appeared before me, the undersigned, **Hollie A. Horton**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 7th day of May, 2021.

My commission expires:
08/19/2024

Frank Wilson
Notary Public

FRANK WILSON NOTARY STATE OF TENNESSEE PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **220,000.00**.

Theresa Harmon
Affiant

Subscribed and sworn to before me, this 10th day of May, 2021.

My commission expires:
3/12/2024

Notary Public

LISA VIRDEN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NEW PROPERTY OWNERS:
Ethan Tune
1504 Ocoee Trail
Madison, Tennessee 37115

PERSON(S) RESPONSIBLE FOR TAXES:
Loandepot.com, LLC
4800 N. Scottsdale Road, Suite 3800
Scottsdale, AZ 85251

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

