Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

Karen Johnson Davidson County
Batch# 659375 DEEDWARR
06/17/2021 03:22:30 PM 3 pgs
Fees: $18.00 Taxes: $795.50
20210617-0082212

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $215,000.00.

Affiant

Subscribed and sworn to before me this 11th day of June, 2021.

Notary Public
My Commission Expires: 3/13/2022

APRIL D. WIDEMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

2021-330

Address of New Owner:	Send Tax Bills to:	Tax Information:
Kayla Hams	loanDepot.com, LLC	
373 Rayon Drive	4800 N. Scottsdale Road Ste. 3800	044-05-0-093.00
Old Hickory, TN, 37138	Scottsdale, AZ 85251	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Trevor Garrett, an unmarried man,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Kayla Hams, unmarried woman,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Final Plat, Re-Subdivision of Lots 65 thru 68, Rayon City of record in Plat at Instrument No. 20181017-0103060, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Cobalt Ventures, LLC, a Tennessee Limited Liability Company by Warranty deed from James S. Edgen and wife Deborah J. Edgen of record in Instrument No. 20181024-0105502 Register's Office for Davidson County, Tennessee, dated October 22, 2018 and recorded on October 24, 2018.

Being the same property conveyed to Trevor Garrett by Quitclaim deed from Cobalt Ventures, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20190503-0041764 Register's Office for Davidson County, Tennessee, dated May 03, 2019 and recorded on May 03, 2019.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **373 Rayon Drive, Old Hickory, TN 37138.**

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

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.

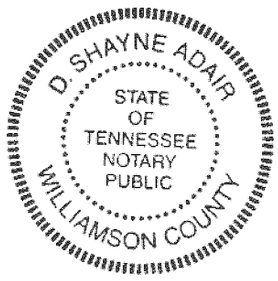
Witness our hands this 10th day of June, 2021.

Trevor Garrett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee, this 10th day of June, 2021.



Notary Public – D. Shayne Adair
My Commission Expires: 06/13/2022

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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.

D. Shayne Adair

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

April D. Wideman, Notary Public
My commission expires: 3/13/2023

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY