WARRANTY DEED

Karen Johnson Davidson County
Batch# 682826 DEEDWARR
07/23/2021 02:51:30 PM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20210723-0099377

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $380,000.00.

Affiant

Subscribed and sworn to me on 07/16/21.

NOTARY PUBLIC
My Commission Expires: 11-8-2021

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Sami J. Elajou 4212 American River Drive Sacramento, CA 95869	LoanDepot.com, LLC 26642 Towne Centre Drive Foothill Ranch, CA 92610	073-07-0-161.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Kim Kevin Matthews and Dawn Michelle Matthews, husband and wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Sami J. Elajou, a married man as his sole and separate property, hereinafter called **"GRANTEE,"** his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 20 and , as shown on the map entitled Section One, Cabin Hill (now known as Two Rivers Place), of record in Book 5200, page 581, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.
>
> Being the same property conveyed to KIM MATTHEWS, by deed from SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES OF AMERICA, of record as Instrument No. 20100211-0010875, dated November 19, 2009, said Register's Office.
>
> KIM KEVIN MATTHEWS, A MARRIED MAN, further conveyed said property to KIM KEVIN MATTHEWS AND DAWN MICHELLE MATTHEWS, HUSBAND AND WIFE, by Quitclaim Deed of record as Instrument No. 20150506-0041248, dated April 23, 2015, said Register's Office.
>
> This is improved property known as 2325 Kimberly Drive, Nashville, Tennessee 37214.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, his successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his successors 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 on 07/16/21.

Kim Kevin Matthews

Dawn Michelle Matthews

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 07/16/21, before me personally appeared Kim Kevin Matthews and Dawn Michelle Matthews, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 07/16/21.

NOTARY PUBLIC

My Commission Expires: 11-6-2024



Certificate of Authenticity

I, John Cobb Rochford, do hearby 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 on July 16, 2021.

Signature

July 16, 2021.

State of Tennessee

County of Davidson

Personally appeared before me, Emily B. Hebert, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic documents is true and correct and whose signature I have witnessed on July 16, 2021.

Emily B. Hebert

Notary's Signature

My Commission Expires: 03-03-2025

EMILY B. HEBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY