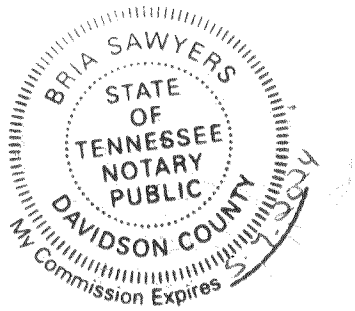
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $520,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of August, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

File No.: RES-21-443

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210

Karen Johnson Davidson County
Batch# 708876 DEEDWARR
09/01/2021 02:51:30 PM 3 pgs
Fees: $18.00 Taxes: $1,924.00
20210901-0118080

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew Valdez	Loandepot.com, LLC	092 09 4F 002.00 CO
(NAME)	(NAME)	
443 36th Avenue North Nashville, TN 37209	4800 N. Scottsdale Rd. Ste 3800 Scottsdale, AZ 85251	
(ADDRESS)	(ADDRESS)	

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, I/WE, **TREEHOUSE INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND POPLAR STREET PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **MATTHEW VALDEZ, AN UNMARRIED MAN**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 443 established pursuant to the Declaration of Covenants, Conditions and Restrictions for Homes at 441 36th Avenue North, a Horizontal Property Regime with Private Elements, of record in Instrument Number 20160322-0027255, amended in Instrument Number 20180510-0044720, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration, to which reference is hereby made for a more complete description.

Included in the above description, but excluded therefrom, is that portion of the property described in the Order of Condemnation and Possession by the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Instrument No. 20171009-0103184, said Registers Office.

Being part of the same property conveyed to Lee Turley from Urban Core Homes II, LLC, a Tennessee Limited Liability Company, by Warranty Deed dated February 26, 2016, recorded March 1, 2016, in Instrument No. 20160301-0019558, in the Register's Office of Davidson County, Tennessee.

Further being the same property conveyed to Treehouse Investments LLC, a Tennessee Limited Liability Company, and Poplar Street Properties, LLC, a Tennessee Limited Liability Company, from Lee Turley, a married person, by Quitclaim Deed dated September 21, 2018, recorded September 28, 2018, in Instrument No. 20180928-0096567, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 443 36th Avenue North, Nashville, TN 37209
(House Number) (Street) (City or Town) (State) (Postal Zip)

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 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 hand(s) this 30th day of August, 2021

Treehouse Investments, LLC, a Tennessee Limited Liability Company

By: _____ Manager
Lee Turley, Chief Executive Manager

Poplar Street Properties, LLC, a Tennessee Limited Liability Company

By: _____ MEMBER
Troy Stackhouse, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of August, 2021, before me personally appeared Lee Turley, Chief Executive Manager of Treehouse Investments, LLC and Troy Stackhouse, Member of Poplar Street Properties, LLC, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30th day of August, 2021.

_____
Notary Signature
My commission expires: 3/6/24

ADAM G LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-13436-DS

Certificate of Authenticity

I, Kirsten Virden, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on August 30, 2021

Kirsten Virden
Affiant Signature

8/30/2021
Date

State of Tennessee

County of Davidson

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

Bria Sawyers
Notary's Signature
My Commission Expires: 5-7-2024

Notary's Seal

