# WARRANTY DEED

Karen Johnson Davidson County
Batch# 729323 **DEEDWARR**
10/04/2021 11:32:46 AM 2 pgs
Fees: $13.00 Taxes: $1,165.50

20211004-0133091

J-BR-21-348

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 1-18-22

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

MARY FRANCES RUDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Alexander Dant** | **LoanDepot.com, LLC** | |
| (NAME) | (NAME) | **58-16-131.00** |
| **348 Kingview Drive** | **26642 Towne Centre Drive** | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37218** | **Foothill Ranch, CA 92610** | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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 consideration, the receipt of which is hereby acknowledged, **MP HOME SOLUTIONS PRO, INC.,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ALEXANDER DANT, A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 136 on the Plan of Haynes Park, Section 4-A, of record in Plat Book 4860, Page 39, amended in Book 5722, Page 156, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to MP Home Solutions Pro, Inc., a Tennessee Corporation, by Warranty Deed from Booker T. Anderson, unmarried, recorded December 28, 2020 in Instrument No. 20201228-0153687, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 4860, Page 39, amended in Book 5722, Page 156, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions recorded in Book 4943, Page 211, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **348 Kingview Drive, Nashville, Tennessee 37218**.

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(S), 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 the 30th DAY OF SEPTEMBER, 2021.

MP Home Solutions Pro, Inc.

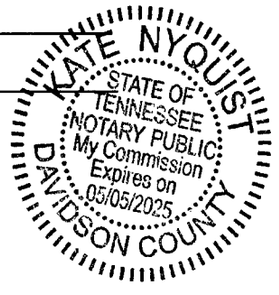
BY: _____
Patricia Grimes
President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared PATRICIA GRIMES, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the PRESIDENT of MP HOME SOLUTIONS PRO, INC., the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as PRESIDENT.

Witness my hand and official seal, this the 30th of September, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)




**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212