Karen Johnson Davidson County
Batch# 730028 DEEDWARR
10/05/2021 07:57:30 AM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20211005-0133441

Prepared By and Return to:
Regal Title, LLC
316 W Main St
Murfreesboro, TN 37130

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $330,000.00.

Affiant

File Number: 21080793

Katelyn Taylor
State of Tennessee Notary Public
Rutherford County

Subscribed and sworn to before me, this 17th day of September, 2021.

Notary Public
My Commission Expires: 9-16-23

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Dennielle N. Pineda	LoanDepot.com LLC	148 1 122.00
220 Wallace Rd	5005 Meridian Blvd Suite 150	
Nashville, TN 37211	Franklin, TN 37067	

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Daniel L. Favre and Latoya R. Favre, husband and wife, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Dennielle N. Pineda, unmarried woman, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Being Lot No. 257 on the plan of Section IV, Hillbrook of record in Book 3842, Page 7, as amended in Book 3974, Page 787, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Daniel L. Favre and Latoya R. Favre, husband and wife, by Warranty Deed from Elmer O'Neil Heard, a single man, dated December 31, 2015, of record in Instrument No. 20160104-0000409, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 220 Wallace Rd, Nashville, TN 37211.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 15 day of September, 2021.

Daniel L. Favre

Latoya R. Favre

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Daniel L. Favre and Latoya R. Favre with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, TN, this 15 day of September, 2021.

TABITHA J. KING
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public at Large
My Commission Expires: 2/22/25

Tennessee Certification of Electronic Document

I, Katelyn Seng, do hereby make oath that I am a licensed attorney and/or 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 9-17-21 (date of document).

Affiant Signature

10-1-21
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 1 day of October, 2021.

Layla R Hood
Notary's Signature

MY COMMISSION EXPIRES: 9-16-23

NOTARY'S SEAL

LAYLA R HOOD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES SEPTEMBER 16, 2023