Karen Johnson Davidson County
Batch# 731219 DEEDWARR
10/07/2021 08:38:30 AM 3 pgs
Fees: $18.00 Taxes: $999.00
20211007-0134649

# WARRANTY DEED

KEMBERLY POWELL NOTARY PUBLIC STATE OF TENNESSEE ROBERTSON COUNTY

JM-RMX-21-132

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF OCTOBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 4/23/25
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

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

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Scott Z. Myers** | ~~**NEW OWNER**~~ Loandepot.com LLC | |
| (NAME) | (NAME) | **033-08-0-077.00** |
| **132 Hardaway Drive** | 26642 Towne Centre Dr. | |
| (ADDRESS) | (ADDRESS) | |
| **Goodlettsville, TN 37072** | 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, **KEVIN J SMITH AND EMILEE A SMITH, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SCOTT Z. MYERS, AN UNMARRIED 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. 316 on the Plan of Gatewood, Section 2 of record in Plat Book 3700, Page (s) 144 and 145, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 316 fronts 75 feet on the Southeasterly side of Hardaway Drive and extends back between parallel lines 220.1 feet to a dead line.

Being the same property conveyed to Kevin Smith, a single man, and Emilee Racioppa, a single woman, as tenants in common with right of survivorship by Warranty deed from Opendoor Property D LLC, a Delaware limited liability company of record in Instrument No. 20190422-0036821 Register's Office for Davidson County, Tennessee, dated April 18, 2019 and recorded on April 22, 2019.

The grantors have since married and the said Emilee Racioppa is now known as Emilee Smith.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- Plan of record in Plat Book 3700, Page (s) 144 and 145, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 4179, Page 488, Book 4314, Page 290 and Book 636, Page 788, 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: **132 Hardaway Drive, Goodlettsville, Tennessee 37072**.

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 1st DAY OF OCTOBER, 2021.

Kevin J Smith

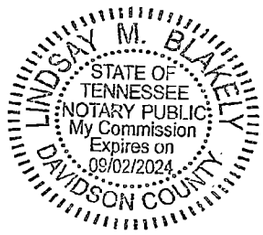
Emilee A Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 1st of October, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

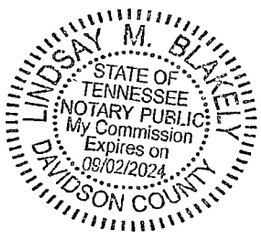



STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 1st of October, 2021.

Notary Public
My Commission Expires: _____
(SEAL)




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

**Tennessee Certification of Electronic Document**

I, Trudy Milliken, 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 10/01/21 (date of document).

Affiant Signature

10/5/2021
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 5th day of October, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY