WARRANTY DEED

Karen Johnson Davidson County
Batch# 780790 **DEEDWARR**
12/28/2021 03:24:55 PM 2 pgs
Fees: $13.00 Taxes: $1,141.45

20211228-0170751

G-BC-21-4884

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $308,500.00.

Michael Z. Brown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

MARY FRANCES RUDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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)
Michael Z. Brown	**LoanDepot.com, LLC**	
(NAME)	(NAME)	**065-09-0-080.00**
4884 Whittier Drive	**26642 Towne Centre Drive**	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	**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, **JENNIFER LYNN RANDLES AND NATHANAEL VAPRIN, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHAEL Z. BROWN, 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 the 4th Civil District of Davidson County, Tennessee, being Lot No. 114 on the Plan of Sherwood Forest, Section 3, of record in Book 4460, Page 81, Register's Office for Davidson County, Tennessee.

Said Lot 114 fronts 90 feet on the westerly margin of Whittier Drive and extends back 194.29 feet on the southerly margin and 190.0 feet on the northerly margin to a dead line in the rear measuring 80.12 feet there on.

Being the same property conveyed to Jennifer Lynn Randles and Nathanael Vaprin, Wife and Husband by Warranty deed from Stephen Taylor and Deborah A. Barnes, tenants in common with rights of survivorship of record in Instrument No. 20171218-0128323 Register's Office for Davidson County, Tennessee, dated December 13, 2017 and recorded on December 18, 2017.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 4460, Page 81, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4465, Page 184, Book 4482, Page 427, made applicable to section 3 in Book 4593, Page 690, in the 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: **4884 Whittier Drive, Old Hickory, Tennessee 37138**.

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 23rd DAY OF DECEMBER, 2021.

Jennifer Lynn Randles

Nathanael Vaprin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JENNIFER LYNN RANDLES, 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 23rd of December, 2021.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NATHANAEL VAPRIN, 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 23rd of December, 2021.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

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