Karen Johnson Davidson County
Batch# 799551 DEEDWARR
02/03/2022 09:18:30 AM 3 pgs
Fees: $18.00 Taxes: $2,327.30
20220203-0012736

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $629,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of January, 2022.

Notary Public
MY COMMISSION EXPIRES: 3/20/22
File No. G21-14562

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Nicholas Buchanan (NAME)	LoanDepot.com, LLC (NAME)	091-16-0-247.00
4211 Nevada Ave (STREET ADDRESS)	26642 Towne Centre Drive (STREET ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Foothill Ranch, CA 92610 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Vida Sobie and Michael Sobie, wife and husband**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nicholas Buchanan, an unmarried man**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Being Lot Number 112 of Block 4 on the Plan of Charlotte Park Company's First Addition to Nashville as of record in Book 57, Page 103, Register's Office for Davidson County, Tennessee.

Said Lot 112 fronts 50 feet on the southerly side of Nevada Avenue formerly Third Avenue and runs back between parallel lines with the easterly margin of 43rd Avenue, North formerly Second Street 150 feet to an alley.

Being the same property conveyed to Vida Sobie and Michael Sobie, wife and husband by Deed dated December 16, 2005 from Carrie Woolpert, an unmarried person, recorded December 20, 2005, in Instrument Number 20051220-0152436, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2021 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 4211 Nevada Ave, Nashville, TN 37209.

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 GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 24th day of January, 2022.

Vida Sobie

Michael Sobie

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of January, 2022, before me personally appeared Vida Sobie and Michael Sobie, 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 24th day of January, 2022.

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Signature
My commission expires: 3/21/22

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

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 1/24/2022 (date of document).

Affiant Signature

1-24-2022
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 24th day of Jan, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY