WARRANTY DEED

Karen Johnson Davidson County
Batch# 811438 **DEEDWARR**
02/25/2022 11:42:50 AM 2 pgs
Fees: $13.00 Taxes: $2,442.00

20220225-0021701

Y-RE-22-5503A

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $660,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF FEBRUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 2/26/23
(AFFIX SEAL)

CASSIE LOVORN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON 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)
Ethan J. Krupp and Madeleine R. Alder	LoanDepot.com, LLC	
(NAME)	(NAME)	**091-06-0-437.00**
5503A Kentucky Ave.	P.O. Box 5710	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Chicago, IL 60680-5681	
(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, **SAMANTHA ADAMS N/K/A SAMANTHA ADAMS WATLINGTON AND KYLE WATLINGTON, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ETHAN J. KRUPP AND MADELEINE R. ALDER, A MARRIED COUPLE,** 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. 1406 of Block 198 on the Plan of Extension of Plan No. 1, West Nashville, of record in Plat Book 57, Page 173, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Samantha Adams and Kyle Watlington by Warranty deed from Shawn Meehan, married of record in Instrument No. 20170807-0080782 Register's Office for Davidson County, Tennessee, dated August 01, 2017 and recorded on August 07, 2017.

Samantha Adams and Kyle Watlington having since married. Samantha Adams is now known as Samantha Adams Watlington.

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 173, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 6520, Page 478, in the Register's Office for Davidson County, Tennessee.
- Easement to City of Nashville of record in Book 1493, Page 502, 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: **5503A Kentucky Ave., Nashville, Tennessee 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 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 24th DAY OF FEBRUARY, 2022.

Samantha Adams Watlington

Kyle Watlington

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SAMANTHA ADAMS WATLINGTON, 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 24th of February, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KYLE WATLINGTON, 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 24th of February, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY