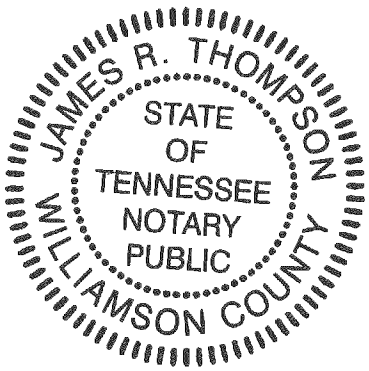
Karen Johnson Davidson County
Batch# 855685 DEEDWARR
05/16/2022 09:26:30 AM 3 pgs
Fees: $18.00 Taxes: $2,590.00
20220516-0055702



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $700,000.00.

MB
Affiant

Subscribed and sworn to before me, this 5th day of May, 2022.

Notary Public

My commission expires: 6-18-25

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
149 1st Avenue, North, Franklin, TN 37064

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Nathaniel Dadd and Madeline Dadd	Loandepot.com, LLC	**172-05-0B-101.00-CO**
5805 Sterling Oaks Drive	4800 N. Scottsdale Rd., Ste 3800	
Brentwood, TN 37027	Scottsdale, AZ 85251	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Holly W. Tucker and Matthew D. Tucker, wife and husband

(hereinafter called the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto

Nathaniel Dadd and Madeline R. Dadd, husband and wife

(hereinafter called the "Grantees"), their heirs and assigns, a certain tract or parcel of land in Williamson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 33 on the Plan of Final Plat of Sterling Oaks, Phase II of record in Plat Book 11190, Page 141, 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 Holly W. Tucker and Matthew D. Tucker, wife and husband by Warranty deed from Daniel Bodkin and Jamie Goldman a/k/a Jamie Michelle Goldman-Bodkin, husband and wife of record in Instrument No. 20190510-0044116 Register's Office for Davidson County, Tennessee, dated May 2, 2019 and recorded on May 10, 2019.

This is **improved** property known as **5805 Sterling Oaks Drive, Brentwood, TN 37027.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

GRANTORS COVENANT with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantees.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Williamson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their 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.

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.

IN WITNESS WHEREOF the Grantors have hereunto executed this instrument on this the 5th day of May, 2022.

Holly W. Tucker

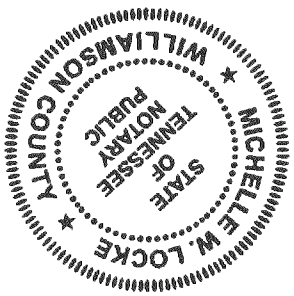
Matthew D. Tucker

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Holly W. Tucker and Matthew D. Tucker, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 5th day of May, 2022.

Notary Public
My Commission Expires: 9/14/25



Lenders Title Company File No. 22-001056-525

Certificate of Authenticity

I, Nick Harris, 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 5/5/2022.

Date

Affiant Signature

5/5/2022
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 5 day of May, 20 22.

Notary's Signature

My Commission Expires: 3.7.23
Date

Notary's Seal (if on paper)

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY