WARRANTY DEED

Karen Johnson Davidson County
Batch# 887054 DEEDWARR
07/11/2022 11:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,322.75
20220711-0079399

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $357,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF JULY, 2022.

Notary Public

MY COMMISSION EXPIRES: 7-7-2025

(AFFIX SEAL)

TONYA LOFTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ryan Stanley	Loandepot.com, LLC	
(NAME)	(NAME)	
3938 E Ridge Drive	25500 Commercentre Dr, Suite 100	148140021.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Lake Forest, CA, 92630	
(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 considerations, the receipt of which is hereby acknowledged, **we Lloyd T. Kittrell and Pamela S. Kittrell, husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Ryan Stanley and Rebekah Stanley, husband and wife**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain Tract or parcel of land in Davidson County, State of Tennessee, description as follows, to-wit:

Being Lot No. 114 on the Map of Section Two, Locustwood Subdivision, as of record in Book 2331, Page 147, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Lloyd T. Kittrell and wife, Pamela S. Kittrell by Warranty Deed from William E. Moore and wife, Dorothy Lynn Moore, dated 03/31/1992, of record in Book 8598, Page 13, Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 2331, Page 147, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Book 2601, Page 453, together with all amendments thereto, recorded in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 3938 E Ridge Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 8th day of July, 2022.

Lloyd T. Kittrell

Pamela S. Kittrell

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lloyd T. Kittrell and Pamela S. Kittrell, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 8th day of July, 2022.

Notary Public:
My Commission Expires: 3.8.2025

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

202207110079399

Certificate of Authenticity

I, Tonya Loftin, 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 **July 8, 2022**.

Date

Tonya Loftin
Affiant Signature

July 11, 2022
Date

State of TN
County of Rutherford

Sworn to and subscribed before me this 11th day of July, 20 22.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022
Date

Notary's Seal (if on paper)