Karen Johnson Davidson County
Batch# 973798 DEEDWARR
02/23/2023 04:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,254.30
20230223-0012965

STATE OF ~~KENTUCKY~~ TN
COUNTY OF ~~Russell~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $339,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF FEBRUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: 07-06-26
(AFFIX SEAL)

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
206-A Cool Springs Blvd., Suite 104
Franklin, TN 37067

07-NSH23-05424

Address of New Owner:	Send Tax Bills to:	Tax Information:
Ryan Yount 485 Annex Avenue Nashville, TN 37209-2747	Loandepot.com LLC PO Box 5710 Chicago, IL 60680-5681	090-16-0-004.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jose De Jesus Fuentes Lopez and Maria Teresa Valdez Angel, husband and wife,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Ryan Yount,an unmarried person** hereinafter called the Grantees, their successors and assigns, a 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. 274 on the Plan of Charlotte Park, Section 5 of record in Plat Book 2663, Page 112, 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 Jose De Fuentes Lopez and Maria T. Valadez Angel by Warranty Deed from Melissa F. Black Garris and husband, David A. Garris and Jewell M. Black and wife, Betty Jo Black of record in Instrument No. 20001019-0103656, Register's Office for Davidson County, Tennessee, dated October 18, 2000 and recorded on October 19, 2000. (Value of consideration shown in aforementioned deed $103,900.00.)

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 485 Annex Avenue, Nashville, TN 37209-2747

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this 21 day of February, 2023

Jose De Jesus Fuentes Lopez

Maria Teresa Valdez Angel

STATE OF KENTUCKY
COUNTY OF Russell

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Jose De Jesus Fuentes Lopez and Maria Teresa Valdez Angel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Russell County, Kentucky, this 21 day of February, 2023.

Notary Public

My Commission Expires: 06/04/2023

LANA J. FRANKLIN
Notary Public
Commonwealth of Kentucky
Commission Number 622636
My Commission Expires Jun 4, 2023

True Copy Certification

I, **Pam Autry,** 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 this the ~~22nd~~ 21st day of February, 2023.

Affiant Signature
Date 02/22/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 22nd day of February, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON