20231336R	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $695,000.00. Affiant Subscribed and sworn to before me, this the 15th day of September, 2023. Notary Public My commission expires: 01-06-25

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1052891 DEEDWARR
09/22/2023 08:53:30 AM 3 pgs
Fees: $18.00 Taxes: $2,571.50
20230922-0074520

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
McLean Timothy Stinson	LoanDepot.com	**104-07-0-269**
2600 Belcourt Avenue	P.O. Box 5710	
Nashville, TN 37212	Chicago, IL 60680-5681	

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,

Matthew R. Kennett, married

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

McLean T. Stinson, an unmarried man

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being part of Lot 16 on the Plan of Stokes and Marshalls Subdivision, as of record in Plat Book 332, Page 106, Register's Office for said County, described as follows: Said part of Lot No. 16 fronts 62 feet on the northerly side of Belcourt Avenue formerly Stokes Street, and runs back between lines, with the westerly margin of 26th Avenue South, as widened, 168.5 feet, more or less, to an alley in the rear on which it measures 59 feet.

Being the same property conveyed to Matthew R. Kenneth by Warranty Deed from Thomas S. Chambless, Jr., unmarried, dated April 23, 2010 and recorded April 26, 2010 in Instrument No. 20100426-0031450, Register's Office of Davidson County, Tennessee.

Grantor represents and warrents that said property is not now and never has been the marital residense. Therefore, grantor's spouse has not acquired any interest in the property.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (_X_) unimproved (____) property known as 2600 Belcourt Avenue, Nashville, TN 37212.

[signatures appear on the following page]

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 HANDS EFFECTIVE AS OF 12th day of September, 2023:

Matthew R. Kennett

STATE OF TENNESSEE ~~TN~~ So. Carolina)
~~York~~ Beaufort)
COUNTY OF WILLIAMSON)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Matthew R. Kennett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 12th day of September, 2023.

My Commission Expires:_____

Notary Public

Marcy L. Hirshman
Notary Public, State of South Carolina
My Commission Expires Feb. 18, 2031

MARCY L. HIRSHMAN NOTARY PUBLIC SOUTH CAROLINA

CERTIFICATE OF AUTHENTICITY

I, John M. Wells, do hereby make oath that I am a licensed attorney and/or 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 September 22nd, 2023.

Affiant

Date: 9/22/23

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me this 22nd day of September, 2023.

Notary Public

My Commission Expires: 1/6/25

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY