6

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY Fidelity Residential Solutions 800 Hingham Street, Suite 101N Rockland, MA 02370 883993 M-C-00284610-2 TO-18444 Kay M. Long	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $ 599,900.00 Affiant Subscribed and sworn to before me, this the 3rd day of October, 2023. Justin D. Tatum Notary Public My commission expires: 9/7/2026 (Affix Seal) JUSTIN D. TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
NAME: **Austin N. Orten**	NAME: loanDepot.com, LLC
STREET ADDRESS: 1126 Richmond Drive Nashville, TN 37216	STREET ADDRESS: 6561 Irvin Center Drive Irvine, CA 92618
MAP & PARCEL NO: 06108007000	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Mark Dose and Avril Stevenson, husband and wife hereinafter called Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto

Austin N. Orten, a single person,

hereinafter called Grantee, his/her heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson COUNTY, STATE OF TENNESSEE, more particularly described as follows:

See Exhibit A

This is improved property known as: 1126 Richmond Drive, Nashville, TN 37216

To have and to hold the said tract or parcel of land, with all the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

Karen Johnson Davidson County
Batch# 1060674 DEEDWARR
10/16/2023 08 42 08 AM 3 pgs
Fees $18.00 Taxes $2,219 63

20231016-0080634

WITNESS MY/OUR SIGNATURE(S) THIS 22nd day of August, 2023

X _____
Mark Dose

X _____
Avril Stevenson

State of Tennessee } ss
County of Sumner

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Mark Dose, married (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed

Witness my hand, at office, this 22nd day of August, 2023.

IN WITNESS WHEREOF, I hereunder set my hand and official seal

KAYNE RODRIGUES STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Kayne Rodrigues
Notary Public
My commission expires 7-20-2027

State of Tennessee } ss
County of Sumner

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Avril Stevenson, married (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed

Witness my hand, at office, this 22nd day of August, 2023.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

KAYNE RODRIGUES STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Kayne Rodrigues
Notary Public
My commission expires 7-20-2027

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Section One, King Subdivision, as of record in Book 1130, page 94, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Charlotte Jane Gray, a single person by Warranty deed from Eric Allison, a single man of record in Instrument No 20100831-0069080 Register's Office for Davidson County, Tennessee, dated August 23, 2010 and recorded on August 31, 2010. (Value of consideration shown in aforementioned deed $172,000.00.)

Being the same property conveyed to Mark Dose and Avril Stevenson by Warranty deed from Charlotte Jane Gray, a single person of record in Instrument No. 20211014-0138264 Register's Office for Davidson County, Tennessee, dated September 30, 2021 and recorded on October 14, 2021. (Value of consideration shown in aforementioned deed $536,500.00.)