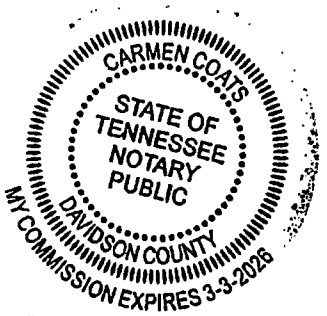
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF AUGUST, 2024.

Notary Public

MY COMMISSION EXPIRES: 3/3/26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 110, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Janelle M. Zorvan	LOANDEPOT.COM, LLC	042-11-0A-026.00
(NAME)	(NAME)	
1026 Heritage Drive	6531 IRVINE CENTER DR, STE 100	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	IRVINE, CA 92618	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch # 1182248 DEEDWARR
09/16/2024 03:50:57 PM 2 pgs
Fees: $13.00 Taxes: $869.50

20240916-0071512

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, I, **Charlotte Binkley Drake(fka Charlotte Cody Binkley), Successor Trustee of the Delores M Hitchcock Living Trust,** hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Janelle M. Zorvan, an unmarried woman** 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, Tennessee, being described as follows, to-wit:

A part of Heritage Village Condominium tract as shown per plat made Exhibit One hereto of record in Plat Book 4715, Page 59, of the Register's Office of Davidson County, Tennessee; the part hereby conveyed being:

Unit No. 1026 on the said section plat together with the carport designated number 1026, a family unit type No. C, as shown in and described by the Master Deed establishing Horizontal Property Regime with respect to Heritage Village Condominium, including the Plan and the Administrative By-Laws thereunto attached and exhibited, recorded in Book 4758, Page 179, of the Register's Office of Davidson County, Tennessee, as amended in Book 4808, Page 829, of the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Delores M. Binkley by Condominium Unit Deed from David L. Pollack, Trustee, dated 07/21/1976, of record in Book 5048, Page 220, and Correction Deed recorded in Book 5127, Page 594, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Delores M. Hitchcock, as Trustee of the Delores M. Hitchcock Living Trust, dated August 28, 1995 by Quitclaim Deed from Delores M. Binkley Hitchcock, dated 08/28/1995, of record in Book 9785, Page 171, Register's Office for Davidson County, Tennessee.

This conveyance is 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, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 1026 Heritage Drive, Madison, TN 37115

(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 19th day of August, 2024.

Delores M Hitchcock Living Trust

By: Charlotte Binkley Drake Successor Trustee
Charlotte Binkley Drake, Successor Trustee

State of Tennessee
County of Sumner

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Charlotte Binkley Drake, Successor Trustee of the Delores M Hitchcock Living Trust with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the within named bargainor and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and Official seal at office on this 19th day of August, 2024.

Notary Public: _____

My Commission Expires: _____

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-27-2027

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 110
Hendersonville, TN 37075