Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: W-DIR-25-2314

Karen Johnson Davidson County
Batch # 1314678 DEEDWARR
08/26/2025 09 27 49 AM 2 pgs
Fees $13 00 Taxes $1,850 00

20250826-0068081

2025-1659-TN

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $500,000.00.

Affiant

Subscribed and sworn to before me this 22 day of August, 2025

Notary Public
My Commission expires 1-22-29
(Affix Seal)

ADAM H. JEFFERSON TENNESSEE NOTARY PUBLIC My Comm Exp. January 22 2029 COUNTY OF DAVIDSON

THIS INSTRUMENT PREPARED BY
Blue Note Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, Tennessee 37027

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NUMBER
Steven Loredo	NFM Lending, LLC	095-07-0-047
4004 Scotwood Dr	1190 Winterson Rd., #300	
Nashville, TN 37211	Linthicum, MD 21090	

WITNESSETH That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Robert Jason Williams, an unmarried man,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Steven Loredo, a single man,** his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee

Land in Davidson County, Tennessee, being Lot No. 182, Plan of Merry Oaks, of record in Book 1835, Pages 67 & 68, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Robert Jason Williams, an unmarried man, by Warranty Deed, from Wanda Williams, an unmarried woman, dated July 10, 2024 and recorded July 11, 2024 at Instrument Number 20240711-0051905 in the Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

1. **Taxes and assessments for the year 2025 and subsequent years a lien, but not yet due and payable.**
2. **All matters of record on plat of record in Book 1835, Page 67, in the Register's Office of Davidson County, Tennessee.**

This is improved property known as **2314 Deerwood Road, Nashville, TN 37214.**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, its heirs, successors and assigns in fee simple forever And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the afore described real estate, that he has a good right to sell and convey the same, that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons

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 our hands this 22nd day of August, 2025

Robert Jason Williams

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Robert Jason Williams,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at our office this 22nd day of August, 2025.

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My commission expires 8/3/26