Karen Johnson Davidson County
Batch# 1336363 DEEDWARR
10/21/2025 12:37:30 PM 3 pgs
Fees: $18.00 Taxes: $1,122.58
20251021-0083818

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $303,400.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of October, 2025.

Notary Public
MY COMMISSION EXPIRES: 01/30/2029
File No. G25-24280

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Danaiki Lopez Perez and Brayan Abren Barnada (NAME)	LoanDepot.com, LLC (NAME)	075-08-0-275.00
680 Dutchmans Dr. (STREET ADDRESS)	6531 Irvine Center Dr, Ste 100 (STREET ADDRESS)	
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Irvine, CA 92618 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **John David Donaldson, Trustee of The Irrevocable Donaldson Family Trust dated September 1, 2015**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Danaiki Lopez Perez, an unmarried woman and Bryan Abreu Barnada, an unmarried man**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 8-B, Zone Lot Division, Lots 7, 8,9, 10 & 11, Hunters Hill Subdivision, Section 1, of record in Plat Book 5800, page 350, as amended in Plat Book 6250, page 625, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to John David Donaldson, Trustee under the Irrevocable Donaldson Family Trust, dated September 1, 2015 by Quitclaim Deed dated September 30, 2015 from John D. Donaldson and wife, Nancy G. Donaldson, recorded October 7, 2015, in Instrument Number 20151007-0102461, in the Register's Office of Davidson County, Tennessee. See also Scrivener's Affidavit of Correction of record in Instrument 20160603-0056381, Register's Office for said County.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2025 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 680 Dutchmans Drive, Hermitage, TN 37076.

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 and assigns, forever, and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 hand(s) this 20th day of October, 2025.

The Irrevocable Donaldson Family Trust dated September 1, 2015

By: _____ Trustee
John David Donaldson, Trustee

STATE OF Tennessee
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named John David Donaldson, Trustee of The Irrevocable Donaldson Family Trust dated September 1, 2015, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Trustee of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 20th day of October, 2025.

MICHAEL MOSES
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

_____ My Commission Expires: 1/28/26
Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.MATTHEWS.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Certificate of Authenticity

I, Debra Paulsson, 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 10/20/2025.

Date

Affiant Signature

10/20/2025

Date

State of TN

County of Sumner

Sworn to and subscribed before me this 20 day of October, 2025.

Notary's Signature

My Commission Expires: 10/24/2028

Notary's Seal (if on paper)

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.