Karen Johnson Davidson County
Batch # 1358743 DEEDWARR
12/16/2025 02:53:43 PM 2 pgs
Fees: $13.00 Taxes: $1,287.23
20251216-0100051

This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane
Suite #112
Franklin, TN 37067
File Number: 14-7749-SL

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 4-DTR-25-3904

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $347,900.00.

Affiant

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires: 06-08-2028

Subscribed and sworn to before me, this the 15th day of December, 2025.

Notary Public
My Commission Expires: 6/8/28

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Steven Loredo 4004 Scotwood Drive Nashville, TN 37211	WEST CAPITAL LENDING 24 EXECUTIVE PARK #250 IRVINE, CA 92614	133 12 0 222.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Michaela Potterbaum, an unmarried person** (individually and/or collectively, "Grantor"), transfer and convey unto **Steven Loredo, an unmarried man** (individually and/or collectively, "Grantee"), 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 No. 112 on the Plan of SECTION THREE, GREENWOOD HILLS, of record in Plat Book 5050, Page 10, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michaela Potterbaum, unmarried, by Quitclaim Deed from Michaela Potterbaum, sole member of New Story Homes LLC, a Tennessee limited liability company, of record in Instrument No. 20230320-0020062, in the Register's Office of Davidson County, Tennessee, dated March 14, 2023, and recorded on March 20, 2023.

Being the same property conveyed to New Story Homes LLC, a Tennessee Limited Liability Company, by Warranty Deed from Rebuilt Offers, LLC, a Kentucky Limited Liability Company, of record in Instrument No. 20221214-0129755, in the Register's Office of Davidson County, Tennessee, dated December 14, 2022, and recorded on December 14, 2022.

This is improved property located at: **3904 Scotwood Drive, Nashville, TN 37211**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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, 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of December, 2025.

GRANTOR:

Michaela Potterbaum

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michaela Potterbaum, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 15th day of December, 2025.

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-21-26