WARRANTY DEED

The actual consideration or value, whichever is greater, for this transfer is ten dollars $10.00.

Affiant: _____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

Karen Johnson
Batch # 1362782
12/30/2025 10:29:42 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDWARR
2 pgs

20251230-0103405

State of TN)
) ss.
County of Davidson)

Subscribed and sworn to (or affirmed) before me on this 2 day of December, 2025, by Anthony DePalo, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Natosha Branch
Notary Public

NATASHA BRANCH
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/05/2029
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Hall Law Group LLP, Attorneys at Law, 4750 Willow Road, Suite 210, Pleasanton, CA 94588

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Anthony DePalo	LoanDepot.com, LLC	082 03 0 208.00
1003 Stockell Street	26642 Towne Centre Drive	
Nashville, TN 37207	Foothill Ranch, CA 92610	

For in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Anthony DePalo, trustee of the DePalo Family Trust 2025, dated September 3, 2025, as the sole and separate property of Anthony DePalo, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Anthony DePalo, a married man, as his sole and separate property, hereinafter called the Grantee, his heirs and assigns, **a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:**

Being the Northerly 10 feet of Lot No. 38 and the Southerly 40 feet of Lot No. 39 on the Plan of the Benedict Land Company's subdivision of the Lindsley Tract, as of record in Book 332, Page 40, Register's Office for said County.

Said parts of Lot Nos. 38 and 39 front together 50 feet on the Easterly side of Stockell Street and run back between parallel lines 170 feet to an alley.

Being the same property conveyed to Anthony DePalo by Warranty Deed from Robert J. Franklin, Jr., a single man dated September 28, 2018 and recorded October 5, 2018 as Instrument No. 20251007-0079841, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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, his heirs and assigns forever; and 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 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, his heirs and 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.

IN WITNESS WHEREOF, Grantor has hereunto signed on this 2 day of December, 2025.

Anthony DePalo, trustee of the DePalo Family Trust 2025, dated September 3, 2025

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of TN)
) ss.
County of Davidson)

On Dec 2, 2025, before me, Natasha Branch, a notary public, personally appeared Anthony DePalo, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of TN that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Natasha Branch
Notary Public

