This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: SCL-26-1110

Karen Johnson
Batch # 1399057
03/30/2026 02:28:02 PM
Fees: $13.00 Taxes: $2,016.50

Davidson County
DEEDWARR
2 pgs

20260330-0025132

State of TN }
County of DAVIDSON }

The actual consideration or value, whichever is greater for this transfer is: ~~$440,000.00~~ $545,000.00

Affiant Signature

Subscribed and sworn to before me on this the 26 Day of March, 2026

Notary Public

My Commission expires 11 / 05 / 2029

SYDNEY GREINER
TENNESSEE NOTARY PUBLIC
My Comm Exp. November 05, 2029
COUNTY OF DAVIDSON

NAME AND ADDRESS OF PROPERTY OWNER:
Elizabeth Eckert, Joseph Bizelli
1110 Old Dickerson Pike
Goodlettsville, TN 37072

SEND TAX BILLS TO:
Loandepot.com
6561 Irvine Center Dr.
Irvine, CA 92618

MAP AND PARCEL NUMBER: 033-06-0-015

WARRANTY DEED
26NT00304

Effective the 25 Day of March, 2026 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Richard W Hembree, a married man

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Elizabeth Eckert, an unmarried person and Joseph Bizelli, an unmarried person

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Murphy Meadows of record in Plat Book 5800, Page 67, 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 Richard W. Hembree, a married man from Thomas Patterson and wife, Melissa Patterson, by Warranty Deed dated 09/26/2019 and recorded 09/27/2019 in Instrument No. 20190927-0098441, Register's Office of said County.

This is an improved property commonly known as: 1110 Old Dickerson Pike, Goodlettsville, TN 37072-4101

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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.

Witness our hands this the 26 day of Mar, 2026

Richard Hembree
Richard W. Hembree

State of Michigan }
County of Dickinson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Richard W. Hembree,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 26 day of Mar, 2026

Anita Berry
Notary Public

ANITA BERRY
Notary Public - State of Michigan
County of Dickinson
My Commission Expires May 3, 2030
Acting in the County of Dickinson

My Commission expires: 03 / May / 2030.

~~Exhibit~~ A