WARRANTY DEED

Karen Johnson Davidson County
Batch # 1452934 DEEDWARR
07/31/2026 11:57:08 AM 2 pgs
Fees: $13.00 Taxes: $1,424.50
20260731-0070726

TAYLOR KANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 02/05/2030 WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF JULY, 2026.

Notary Public

MY COMMISSION EXPIRES: 02-05-30
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Dalton S. Poopathi	**loanDepot.com, LLC**	
(NAME) **1233 Timber Valley Dr.**	(NAME) **6561 Irvine Center Drive**	**108-12-0-073.00**
(ADDRESS) **Nashville, TN 37214**	(ADDRESS) **Irvine, CA 92618**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ALICE FAYE COLEMAN, NOW KNOWN AS ALICE ROTENBERRY, A MARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DALTON S. POOPATHI, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 51 on the Plan of Final Subdivision Plat, Section IV of East Lake of record in Plat Book 5800, Page 245, 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 Alice Faye Coleman, a married Person by Warranty Deed from Gilbert Smith, d/b/a Precision Homes of record in Book 10216, Page 503, Register's Office for Davidson County, Tennessee, dated September 27, 1996 and recorded on October 04, 1996.

The said proeprty is neither the principal residence of the Grantor nor of his/her current spouse or any dependent.

This conveyance is subject to:
- Taxes for the year 2026, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5800, Page 245, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 6152, Page 427, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1233 Timber Valley Dr., Nashville, Tennessee 37214**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), their 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.

Witness my/our hand(s) this the 29th DAY OF JULY, 2026.

Alice Faye Coleman
Alice Faye Coleman

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALICE FAYE COLEMAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of July, 2026.

Notary Public
My Commission Expires: 02/10/2030
(SEAL)

RINI FARRELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 02-10-2030

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212