Karen Johnson Davidson County
Batch# 401038 DEEDWARR
05/15/2020 12:50:30 PM 3 pgs
Fees: $18.00 Taxes: $866.17
20200515-0050752

Prepared By and Return to:
Regal Title, LLC
316 W Main St
Murfreesboro, TN 37130

File Number: 2003118

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $234,100.00.

Affiant

MELANIE HARPER
STATE OF TENNESSEE NOTARY PUBLIC
County of Rutherford

Subscribed and sworn to before me, this 11th day of May, 2020.

Notary Public
My Commission Expires: 9/19/22

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Yancy Pena-Pitre and Ninoshka Torres-Sanchez	CMG Mortgage Inc. dba CMG Financial	176-05-0A-056.00-CO
713 Sunnyvale Court	3160 Crow Canyon Rd Ste 400	
Antioch, TN 37013	San Ramon, CA 94583	

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Louis Dewayne Morgan, unmarried**, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Yancy Pena-Pitre and Ninoshka Torres-Sanchez, husband and wife with rights of survivorship**, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 73 on the Plan of Hickory Woods Estates, Section C of record in Plat Book 6900, Page 885-887, 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 Louis Dewayne Morgan by Quitclaim deed from Robert A. Poindexter, Sr of record in Instrument No. 20180228-0018826 Register's Office for Davidson County, Tennessee, dated March 31, 2016 and recorded on February 28, 2018.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is _X_improved ___unimproved property known as 713 Sunnyvale Court, Antioch, TN 37013.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 hand this 28th day of April, 2020.

Louis Dewayne Morgan

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Louis Dewayne Morgan with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, TN, this 28th day of April, 2020.

Notary Public at Large
My Commission Expires: 4/18/21

TABITHA J. KING
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

True Copy Certification

I, Shannon Gilbert, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Shannon Gilbert

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Melanie Harper, a notary public for this county and state, Shannon Gilbert who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/9/22

