TERRELL EDWARDS JR
Notary ID #131383368
My Commission Expires
December 15. 2021

WARRANTY DEED

Karen Johnson Davidson County
Batch# 454656 DEEDWARR
08/12/2020 08:31:30 AM 3 pgs
Fees: $18.00 Taxes: $1,109.63
20200812-0089584

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF Dallas

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF AUGUST, 2020.

Notary Public

MY COMMISSION EXPIRES: 12.15.2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Murfreesboro , 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Patrice Kendrick and Namayo Kendrick	CMG Mortgage, Inc., d/b/a CMG Financial	Parcel ID: 025 16 0 080.00
(NAME) 299 Draper Circle	(NAME) 3160 Crow Canyon Road, Suite 400	
(ADDRESS) Goodlettsville, TN 37072	(ADDRESS) San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Jiranya Feinberg and Bert Feinberg, wife and husband**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Patrice Kendrick and Namayo Kendrick, wife and husband,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

Tract I:

Land in Davidson County, Tennessee, being the rear 160 feet of Lot No. 52, on the Plan of Goodlettsville Heights Section IV, as shown on plat of record in Plat Book 2133, Pages 43 and 44 and Book 4595, Page 158 in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows: Said rear portion of Lot No. 52 fronts 160 feet on the Southwesterly margin of Draper Circle and runs back between lines 105 feet on the Southeasterly line and 114.8 feet on the Northwesterly line to a dead line in the rear on Lot No. 51, upon which it measures 160.5 feet thereon.

Tract II:

A strip of land approximately 13 feet in width and 160.5 feet in length being a part of the Northeasterly Section of Lot 51 on the original plan of Goodlettsville Heights Section IV, of record in Plat Book 2133, Page 43, Register's

Office for Davidson County, Tennessee, and more specifically described according to a survey dated May 1, 1979, by Donald R. Carver, Surveyor, No. 271, as follows:

Beginning at a point being the Northeasterly corner of Lot 51 and the Southeasterly corner of Lot 52-B; thence South 44 West 13 feet to a point; thence North 48 deg. 30 West, 160.5 feet to a point; thence North 44 deg. East 13 feet to a point, a common corner with Lots 52-A and 52B; thence following the common line between Lot 52-B and 51, South 48 deg. 30 East 160.5 feet to the point of beginning.

Being the same property conveyed to Jiranya Feinberg and Bert Feinberg, wife and husband by Warranty Deed from James A. Fineman, unmarried, of record in Instrument No. 20140602-0047292, in the Register's Office of Davidson County, Tennessee, dated May 23, 2014 and recorded June 02, 2014.

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.

unimproved ☐

This is improved ☒ property, known as 299 Draper Circle, Goodlettsville, TN 37072

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; and we do covenant with the 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, 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 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 our hands this 6 day of August, 2020

Jiranya Feinberg

Bert Feinberg

STATE OF ~~TENNESSEE~~ Texas

COUNTY OF Dallas

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Jiranya Feinberg and Bert Feinberg, wife and husband, the bargainor, 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, this the 7th of August, 2020.

Notary Public

My Commission Expires: 12.15.2021

(SEAL)

TERRELL EDWARDS JR
Notary ID #131383368
My Commission Expires
December 15. 2021

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY