Karen Johnson Davidson County
Batch# 565707 DEEDWARR
02/01/2021 03:16:30 PM 3 pgs
Fees: $18.00 Taxes: $991.60
20210201-0014473

This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane Ste 115
Franklin, TN 37067
File Number: 7-10551-SM

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $268,000.00.

Affiant

Subscribed and sworn to before me, this the ~~29th~~ 1st day of ~~January,~~ February 2021.

Notary Public
My Commission Expires: 10-21-2024

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Torsha Hudson 5840 Murphywood Crossing, Nashville, TN 37013	CMG Mortgage, Inc. dba CMG Financial 3160 Crow Canyon Road, Suite 400 San Ramon, CALIFORNIA 94583	164-09-0-017.00

WARRANTY DEED

FOR AND 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 consideration, the receipt of which is hereby acknowledged, we, **Justin Flake and Toni S. Johnson-Flake, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Torsha Hudson, a single woman**, hereinafter called the Grantee, her heirs and assigns, a 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. 233 on the Plan of First Revision, Asheford Crossing, Section Two of record in Book 9700, Page 171, 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 Toni S. Johnson-Flake and Justin Flake, wife and husband, by Warranty Deed from James P. Edwards and wife, Jaclyn Jones Edwards, of record in Instrument No. 20150504-0040260, Register's Office for Davidson County, Tennessee, dated April 30, 2015 and recorded on May 4, 2015.

This is ☒ improved or ☐ unimproved property located at: **5840 Murphywood Crossing, Nashville, TN 37013.**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantors paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their 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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 executed this instrument on this 29th day of January, 2021.

GRANTOR:

Justin Flake

Toni S. Johnson-Flake

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Justin Flake and Toni S. Johnson-Flake, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 29th day of January, 2021.

Notary Public
My Commission expires: 9-24-22

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, KRISTEN TRAINI, 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.

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 10-21-2024
Notary's Seal (if on paper)

