Karen Johnson Davidson County
Batch# 575000 DEEDWARR
02/22/2021 01:49:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20210222-0021175

ELIZABETH LEVSEN NOTARY PUBLIC TENNESSEE CHEATHAM COUNTY My Commission Expires 11-27-2023

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $275,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 9TH DAY OF FEBRUARY 2021.

NOTARY PUBLIC

MY COMMISSION EXPIRES 11/27/23

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste 160, Brentwood, TN 37027
file # 20-8294N

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP/PARCEL
Brian Scott McCale and Jeannette Lynn McCale	CMG Mortgage Inc. dba CMG Financial	098-10-0A-002.00-CO
6004 Hagars Grove Pass	3160 Crow Canyon Rd. #400	
Hermitage, TN 37076	San Ramon, CA 94583	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

CHAO-I LIN AND PHETOUBON PHAPHOL, WIFE AND HUSBAND, AS TENANTS BY THE ENTIRETIES

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

BRIAN SCOTT MCCALE AND JEANNETTE LYNN MCCALE, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEE(S), THEIR 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. 2 on the Plat of Phase One, Hagars Grove of record in Plat in Instrument No. 20040614-0069738; 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 Phetoubon Phaphol and wife, Chao-I Lin by Warranty deed from Frank Batson Homes, Inc., of record in Instrument No. 20051216-0151123 Register's Office for Davidson County, Tennessee, dated December 14, 2005 and recorded on December 16, 2005 (Value of consideration shown in aforementioned deed $253,451.00.)

Being the same property conveyed to Chao-I Lin and Phetoubon Phaphol, wife and husband, as tenants by the entireties by Quitclaim deed from Phetoubon Phaphol and wife, Chao-I Lin, also known of record as Chaoi Lin of record in Instrument No. 20170922-0097459 Register's Office for Davidson County, Tennessee, dated September 07, 2017 and recorded on September 22, 2017 (Value of consideration shown in aforementioned deed $0.00.) Being also known as 6004 Hagars Grove Pass, Hermitage, Tennessee 37076
Property address being provided for informational purpose only.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2021 AND SUBSEQUENT YEARS

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 6004 Hagars Grove Pass, Hermitage, TN 37076

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 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 my hand on the 9th day of February, 2021

Chao-I Lin

Phetoubon Phaphol

STATE OF ~~TENNESSEE~~ GA.

COUNTY OF ~~DAVIDSON~~ Cobb

Personally appeared before me, a Notary Public of said County and State, CHAO-I LIN AND PHETOUBON PHAPHOL, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained

Witness my hand and official seal, this 9th day of February, 2021

Notary Public

My Commission Expires 11/11/2023.

VINOD K SAGAR
COM. EXP
NOTARY
PUBLIC
Nov 11, 2023
FULTON COUNTY, GEORGIA

File #: 20-8204N

RECORD & RETURN TO:

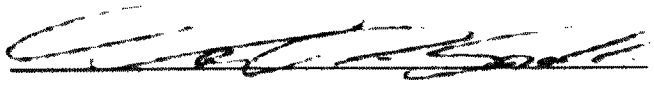
COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 160

Brentwood, TN 37027

True Copy Certification

I, Devan P. Spinelli, 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.

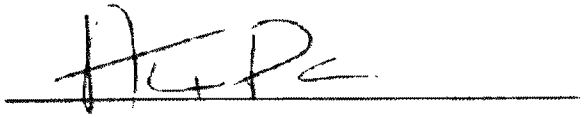


Devan Spinelli

STATE OF FLORIDA

COUNTY OF BROWARD

Personally appeared before me, Alexandra Ponce, a notary public for this county and state, Devan Spinelli, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature (Alexandra Ponce)

My Commission Expires: 05/16/2023

Notary' Seal (if on paper)

