Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

Karen Johnson Davidson County
Batch# 645035 DEEDWARR
05/26/2021 03:50:30 PM 3 pgs
Fees: $18.00 Taxes: $795.50
20210526-0071622

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

The actual consideration or value, whichever is greater, for this transfer is $215,000.00.

Affiant

Subscribed and sworn to before me this 18th day of May, 2021.

Notary Public
My Commission Expires: 3/13/2022

APRIL D. WIDEMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

2021-173

| Address of New Owner: | Send Tax Bills to: | Tax Information: |
|---|---|---|
| Albis Gutierrez Marquez | CMG Mortgage, Inc. dba CMG Financial | |
| 1788 Red Jacket Drive | 3160 Crow Canyon Road, Ste. 400 | 173-05-0A-226.00-CO |
| Nashville, TN, 37013 | San Ramon, CA 94583 | |

## WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

**Trevor J. Garrett, a single man,**

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

**Albis Gutierrez Marquez, unmarried,**

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

**Land in Davidson County, Tennessee, being Unit 226 on the Plan of Barnes Crossing, Planned Unit Development, Phase 1, according to plat and survey appearing of record in Master Deed in Instrument Number 20050721-0084791, and amended in Instrument Number 20051114-0136938, 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 Trevor J. Garrett, a single woman by Warranty deed from Aubrey L. Carnathan, a single woman of record in Instrument No. 20140421-0032641 Register's Office for Davidson County, Tennessee, dated April 18, 2014 and recorded on April 21, 2014.**

**Being the same property conveyed to Cobalt Properties, II, LLC, a Tennessee Limited liability Company by Quitclaim deed from Trevor J. Garrett, a single man of record in Instrument No. 20150827-0086783 Register's Office for Davidson County, Tennessee, dated August 26, 2015 and recorded on August 27, 2015.**

**Being the same property conveyed to Trevor J. Garrett, a single man by Quitclaim deed from Cobalt Properties, II, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20181102-0108894 Register's Office for Davidson County, Tennessee, dated November 02, 2018 and recorded on November 02, 2018.**

**This conveyance is subject to any and all restrictions and easements of record.**

This is improved property located at **1788 Red Jacket Drive, Nashville, 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 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 18th day of May, 2021.

Trevor J. Garrett

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

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

Witness my hand and official seal at Nashville, Tennessee, this 18th day of May, 2021.




Notary Public – D. Shayne Adair
My Commission Expires: 06/13/2022

## TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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.

D. Shayne Adair

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named D. Shayne Adair, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes herein contained.

April D. Wideman, Notary Public
My commission expires: 3/13/2023

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY