WARRANTY DEED

Karen Johnson Davidson County
Batch# 648995 DEEDWARR
06/03/2021 11:18:05 AM 2 pgs
Fees: $13.00 Taxes: $592.00

20210603-0074530

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Kim Graves
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1 DAY OF June, 2021.

Kayla R. Johnson
Notary Public

MY COMMISSION EXPIRES: 11-21-22
(AFFIX SEAL)

Kayla R. Johnson
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Corrie Morton	CMG Mortgage	
(NAME) 334 Timberway Circle	(NAME) 3160 Crow Canyon Rd, Ste 400	108-07-0B-100.00-CO
(ADDRESS) Nashville, TN 37214	(ADDRESS) San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **I, PATRICIA M. WOODS STRICKLAND, MARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CORRIE MORTON, UNMARRIED,** 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 Unit No. 100-J on the plan of Timber Lake Condominiums, the plat of which is of record in Book 6549, Page 513, as exhibit A-2 of the Master Deed of record in Book 6549, Page 475, et seq.

Register's Office for Davidson County, Tennessee, all to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Patricia M. Woods by Warranty Deed from Timber Lake Joint Venture, Camille Kohler, Attorney-In-fact, of record in Book 7153, page 619, Register's Office for Davidson County, Tennessee, dated February 26, 1987. Patricia M. Woods has since married and is now known as Patricia M. Woods Strickland. Her spouse has never lived at this property.

Grantor warrants that she has never lived in this property as a married person and that the said property is not subject to any marital rights therein.

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

unimproved _
This is improved x property, known as 334 Timberway Circle, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Record and Return to:
Southern Title LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075

Witness my hand this 27th day of May, 2021

Patricia M. Woods Strickland

PATRICIA M. WOODS STRICKLAND

STATE OF West Virginia
COUNTY OF Kanawha

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Patricia M. Woods Strickland, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of May, 2021.

Commission expires: July 17, 2023

Notary Public

OFFICIAL SEAL
Notary Public, State of West Virginia
NIA KAY CASEY
413 Midland Trail
Hurricane, WV 25526
My Commission Expires July 17, 2023