WARRANTY DEED

Karen Johnson Davidson County
Batch# 653175 DEEDWARR
06/09/2021 02:18:58 PM 2 pgs
Fees: $13.00 Taxes: $758.50

20210609-0077719

STATE OF Tennessee
COUNTY OF Davidson

$205,000.00

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$195,000.00~~

Karen Boone

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 4th DAY OF June, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

LAUREN ROSE ENNIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-22-2022

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Downer	Lender	
(NAME) 1622 Cardigan Way	(NAME) CMG Mortgage, Inc dba CMG Financial	163160A19400CO
(ADDRESS) Antioch, TN 37013	(ADDRESS) 3160 Crow Canyon Rd, Suite 400 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, WE, **CaNesha K. Gordon, an unmarried woman,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Charles Downer, 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:

Being Unit No. 332 on the Final Plat of Phase 3-A, Provincetown, of record in Instrument No. 20060907-0110570, a revision of Instrument No. 20060824-0104715, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to CaNesha K. Gordon, an unmarried woman, by virtue of that certain Deed dated December 8, 2008, and being of record at Instrument No. 20081211-0119397 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at all matters of record in Plat Book Instrument No. 20060824-0104715 revised at Instrument No. 20060907-0110570, Declaration of Restrictions, Protective Covenants and Easements recorded at Instrument No. 20031119-0168785, 20050609-0066104, 20060825-0105504 and 20080812-0082993, **and all other matters of record, including all items set out on any applicable plat of record.**

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-SBELAM21-1622

unimproved
This is improved x property, known as 1622 Cardigan Way Antioch, TN 37013
(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.

Witness my hand this 4th day of June, 2021.

CaNesha K. Gordon
CaNesha K. Gordon

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **CaNesha K. Gordon**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 4th day of June, 2021.

Cheryl M Rodgers
Notary Public

My Commission Expires: 11-20-2023

CHERYL M. RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD