WARRANTY DEED

File #2021063794

Vanessa E. Allen
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $213,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of July, 2021.

Notary Public

MY COMMISSION EXPIRES: 8/22/22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
2909 Old Fort Parkway Ste 106
Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ebony Johnson	CMG Mortgage, Inc. dba CMG	163-04-0A-111.00-CO
(NAME)	(NAME)	
3001 Hamilton Church Road, #111	3160 Crow Canyon Road, Ste. 400	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 682600 DEEDWARR
07/23/2021 10:46:13 AM 2 pgs
Fees: $13.00 Taxes: $788.10
20210723-0099073

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/WE, **John Patrick Stevens, an unmarried man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ebony Johnson, unmarried,** HEREINAFTER CALLED THE GRANTEES, 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 Unit No. 111, Hamilton Crossing Townhomes, as described in Instrument No. 20040212-0016945, amended in Instrument No. 20050701-0075731, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to John Patrick Stevens, an unmarried man, by Warranty Deed from Vanessa Peters, unmarried, of record in Instrument No. 20180201-0010267, Register's Office for Davidson County, Tennessee, dated January 30, 2018 and recorded on February 01, 2018.

This conveyance is subject to: Subject to all matters shown on the Plan of record as Instrument Number 20040212-0016945, as amended in Instrument No. 20050701-0075731 Register's Office of Davidson County, Tennessee.; Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20040212-0016945, as amended in Instrument No. 20040226-0022076, Instrument No. 20050310-0026734, Instrument No. 20050701-0075731, and Instrument No. 20060206-0014793, Register's Office for Davidson County, Tennessee; By-Laws of record in Instrument No. 20040212-0016946, in the Register's Office for Davidson County, Tennessee.; Charter for HOA as shown on Exhibit C to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20040212-0016945, in the Register's Office for Davidson County, Tennessee.; Right of Way Easement(s) to Gulf Interstate Gas Co. of record in Book 2242, Page 241, Book 2242, Page 245, and Book 4457, Page 377, in the Register's Office for Davidson County, Tennessee.; Easement(s) to Columbia Gulf Transmission Co. of record in Book 2284, Page 531, Book 3537, Page 16, and Book 4215, Page 630, in the Register's Office for Davidson County, Tennessee.; Storm Water Detention Agreement of record in Instrument No. 20030731-0108672, in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **3001 Hamilton Church Rd #111, 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 our hands this 19th day of July, 2021.

John Patrick Stevens

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared John Patrick Stevens, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 19th day of July, 2021.

Commission expires:

8/22/22

Notary Public

Vanessa E Allen
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro TN 37128