Karen Johnson Davidson County
Batch# 705549 DEEDWARR
08/26/2021 02:32:30 PM 5 pgs
Fees: $28.00 Taxes: $1,628.00
20210826-0115566

This Instrument Prepared By:
Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

Name and Address of New Owner:	Send Tax Bills To:	Map & Parcel No:
Franklin B Daniels and Tina R Daniels 1108 Chickadee Circle Hermitage, TN 37076	CMG Mortgage Inc., dba CMG Financial 3160 Crow Canyon Road, Suite 400 San Ramon, CA 94583	098-06-0B-084.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **of Michael S. Neatherton and Maria M. Neatherton, as Trustees of the Neatherton Family Revocable Trust dated December 3, 2005,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Franklin B Daniels and Tina R Daniels Husband and Wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit B of Lot 74D, on the Plan of Bridgewater, Phase 1, Section "A" Villa Units, Lots 47D through 78D as shown on the Supplemental Declaration of Covenants, Conditions and Restrictions for Bridgewater Establishing Bridgewater Villas, a Horizontal Property Regime with Private Elements, Phase 1, Section A, of record in Instrument 20051122-0141076, Register's Office for Davidson County, Tennessee, and as shown on the plat of record in Instrument 20051104-0133897, as corrected by Surveyor's Certificate of Correction of record in Instrument 20060608-0067981, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Maria Neatherton and Michael Neatherton, Wife and Husband by Warranty deed from Frances T. Haslam unmarried of record in Instrument No. 20160929-0102638 Register's Office for Davidson County, Tennessee, dated September 21, 2016 and recorded on September 29, 2016.

Being the same property conveyed to Michael S. Neatherton and Maria M. Neatherton, as Trustees of the Neatherton Family Revocable Trust, Dated December 3, 2005 by Quitclaim deed from Maria Neatherton and Michael Neatherton, Wife and Husband of record in Instrument No. 20170313-0024190 Register's Office for Davidson County, Tennessee, dated March 03, 2017 and recorded on March 13, 2017.

This conveyance is subject to all conditions, covenants, restrictions, easements and planning documents of record not stated herein & current year's and subsequent year's real property taxes, a lien not yet due or payable.

Being also known as: 1108 Chickadee Circle, Hermitage, TN 37076

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 22 day of August, 2021.

_____(SEAL)
_____(SEAL)
Michael S. Neatherton and Maria M. Neatherton, as Trustees of the Neatherton Family Revocable Trust dated December 3, 2005

STATE OF _____
COUNTY OF _____

On this _____ day of August, 2021, before me personally appeared Michael S. Neatherton and Maria M. Neatherton, as Trustees of the Neatherton Family Revocable Trust dated December 3, 2005, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

"See Attached Certificate"

Witness my hand, at office, this 23rd day of August, 2021.

_____
Notary Signature
My commission expires:

AFFIDAVIT OF VALUE

STATE OF ~~TENNESSEE~~ California)
)
COUNTY OF ~~DAVIDSON~~ Riverside)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $440,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
_____ day of August, 2021.

_____
Notary Public
My commission expires:_____
File No. 2021-654

"See Attached Certificate"

202108260115566

CALIFORNIA ALL PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Riverside

*On **August 23, 2021,** before me, Elvia Rodriguez, Notary Public, personally appeared:*

MICHAEL S. NEATHERTON & MARIA M. NEATHERTON

Who proved to me on the basis of satisfactory evidence be the person (s) whose name (s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity (ies), and that by his/her/their signature (s) on the instrument the person (s), or the entity upon behalf of which the person (s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

ELVIA RODRIGUEZ
COMM. #2259431
Notary Public - California
Riverside County
My Comm. Expires Oct. 19, 2022

Elvia Rodriguez

My Commission Expires: October 19, 2022

OPTIONAL

DESCRIPTION OF THE ATTACHED DOCUMENT

Title or Type of Document: ***WARRANTY DEED***

Document Date: ***August 23, 2021***

Number of pages:

California Jurat Certificate

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Riverside

Subscribed and sworn to (or affirmed) before me on this **23rd day of August 2021 by:**

MICHAEL S. NEATHERTON

MARIA M. NEATHERTON

Who proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

NRU1 ELVIA RODRIGUEZ COMM. #2259431 Notary Public - California Riverside County My Comm. Expires Oct. 19, 2022 NRU1

Elvia Rodriguez

Elvia Rodriguez, Notary Public

My Commission Expires: Oct.19, 2022

Tennessee Certification of Electronic Document

I, Karla K. Lilley, do hereby make oath that I am a licensed Attorney, and/or the Authorized Custodian of the original version, of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated to law on August 23, 2021 (date of document).

Affiant Signature

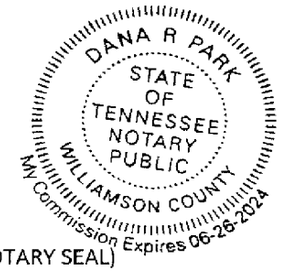
8/24/2021
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 24th day of August, 2021.

Dana R Park
Notary Public

COMMISSION EXPIRES: 6/26/2024



(NOTARY SEAL)