Prepared by and return to:
Seth McNamee
Summit Title & Escrow, LLC
6263 Poplar Ave, Suite 801
Memphis, Tennessee 38119
(901) 881-8600

Karen Johnson Davidson County
Batch# 722912 DEEDWARR
09/23/2021 01:33:30 PM 3 pgs
Fees: $18.00 Taxes: $740.00
20210923-0128085

WARRANTY DEED

Effective as of **13th day of September, 2021,** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named grantee and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **Amy S. Mabey & Corey Mabey, wife and husband,** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **Cash4yourhome, LLC,** hereinafter called the Grantee, its successors, heirs and assigns, a certain tract or parcel of land together with all improvements thereon and appurtenances thereto, in Davidson County, State of Tennessee, and described as follows:

Being Lot No. 101 on the plan of Dodson Heights, which is of record in Book 2900, Page 113, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

This real property being all or part of the property conveyed by deed of record in Instrument No. **20100723-0057902** in the Register's Office of **Davidson County**, Tennessee.

This property is unencumbered except for Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Dodson Heights, as recorded in Plat Book 2900, Page(s) 113; Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3130, Page 623 amended in Book 3161, Page 279; all of record in the Register's Office of **Davidson County**, Tennessee; together with the **2021 Davidson County**, Tennessee real estate taxes and is being conveyed subject to those taxes and real estate taxes and assessments for all subsequent years.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee and Grantee's successors, heirs and assigns forever; and Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the land is unencumbered, unless otherwise stated in this deed; and Grantor does further covenant and bind Grantor and Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the Grantee and Grantee's successors, 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 the Grantor's hand in Franklin County, State of Ohio on this the 10 day of September, 2021

GRANTORS:

Amy S. Mabey

Corey Mabey

STATE OF Ohio

COUNTY OF Franklin

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared Amy S. Mabey & Corey Mabey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged upon oath or affirmation that they executed the within instrument of their own free act and deed for the purposes therein contained.

WITNESS my hand and seal, at office in State and County named herein on this 10 day of September, 2021.

JOYCE WOODS PAYTON - NOTARY PUBLIC STATE OF OHIO COMM. EXP. OCT 13, 2025

Notary Public

My Commission Expires: 10/13/2025

New Owner Name and Address to: Cash4yourhome, LLC 2034 E. Lincoln Ave. Unit 244 Anaheim, CA 92806 Property Address: 6022 Cortez Court Nashville, TN 37076 Mail tax bills to: Cash4yourhome, LLC 2034 E. Lincoln Ave. Unit 244 Anaheim, CA 92806 Parcel I.D. Numbers: 086-02-0-023	I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is 200,000.00 AFFIANT Subscribed and sworn to before me this 10 day of September, 2021 NOTARY PUBLIC Commission expires: 10/13/2025 JOYCE WOODS PAYTON - NOTARY PUBLIC STATE OF OHIO COMM. EXP. OCT 13, 2025

Tennessee Certification of Electronic Document

I, Taylor Hutson, do hereby make oath that I am a licensed attorney and/or the 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 according to law on September 13, 2021 (date of document).

Affiant Signature

9/21/21
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 21 day of September, 2021.

Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

REBECCA LOCKE
STATE OF TENNESSEE
NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 9-27-2023