NEW OWNER:
ANDREW RAYMOND IMPERI
6336 SPERA POINTE CROSSING
HERMITAGE, TN 37076

SEND TAX BILLS TO:
CMG MORTGAGE, INC. DBA CMG FINANCIAL
3160 CROW CANYON ROAD, STE 400
SAN RAMON, CA 94583

Map & Parcel No.: 098050B04000CO

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 21-1655

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 729902 DEEDWARR
10/04/2021 02:47:30 PM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20211004-0133283

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Four Hundred Thirty Thousand and 00/100 Dollars ($430,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **GINGER BROWN, married,** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **SARAH BETH IMPERI and ANDREW R. IMPERI, wife and husband,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 40, on the Plan of Baypointe Subdivision, Phase II, as of record in Instrument No. 20010608-0060679, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to GINGER BROWN, married by Warranty Deed from John C. Farrell and wife, Robyn K. Farrell, dated September 12, 2012, and of record in Instrument No. 20120919-0085161, Register's Office for DAVIDSON County, Tennessee.

This is not the principal residence of the Grantor. This property is not a marital residence and as such is not subject to any homestead, dower or other martial interest as contemplated by T.C.A. 260-2-307 or other similar statute.

THIS IS IMPROVED PROPERTY more commonly known as **6336 SPERA POINTE CROSSING, HERMITAGE, TN 37076**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Instrument No. 20010608-0060679 and Instrument No. 20120228-0017172, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 30th day of September, 2021.

GINGER BROWN

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **GINGER BROWN**, 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 at office this 30th day of September, 2021.

NOTARY PUBLIC

My commission expires: MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMM. EXP. 6-18-2022

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The actual consideration or value, whichever is greater, for this transfer is **$430,000.00**.

AFFIANT

Sworn to and subscribed to before me this 30th day of September, 2021.

NOTARY PUBLIC

My commission expires: 5-2-22

ZANA C PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Certification of Recorded Documents

I, Laura Hamann, 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 30, 2021.

(AFFIANT) – Laura Hamann

09/30/2021
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 30th day of September, 2021.

My commission expires: 5.2.22

Notary Public

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY