Name and Address of New Owner:
CMG Mortgage, Inc. dba CMG Financial
3160 Crow Canyon Road, Suite 400
San Ramon, CA 94583
413 Van Buren Street, #101
Nashville, TN 37208

Karen Johnson Davidson County
Batch# 743550 DEEDWARR
10/26/2021 11:51:30 AM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20211026-0143758

Send Tax Bills To:
CMG Mortgage, Inc. dba CMG Financial
3160 Crow Canyon Road, Suite 400
San Ramon, CA 94583

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 082 09 0T 017.00

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, **Michael A. Silva and Donna L. Silva, Co-Trustees of the Silva Family Trust**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Robert C. Goldsmith and Linda J. Goldsmith, both unmarried, as Tenants in Common with Rights of Survivorship,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 17, on the plan of Germantown Station Condominium, as shown on Exhibit B to Declaration of record in Instrument No. 20100804-0061209, amended in Instrument 20111020-0081623, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Michael A. Silva and Donna L. Silva, Co-Trustees of the Silva Family Trust, by Quitclaim Deed from Michael A. Silva and Donna L. Silva, husband and wife, of record in Instrument No. 20161222-0134668, in the Register's Office of Davidson County, Tennessee, dated December 16, 2016 and recorded on December 22, 2016.

Being the same property conveyed to Michael A. Silva and Donna L. Silva, husband and wife, by Warranty Deed from Laura E. Sentivany, a married person, of record in Instrument No. 20161004-0104330, in the Register's Office of Davidson County, Tennessee, dated September 29, 2016 and recorded on October 04, 2016.

This is improved property known as 413 Van Buren Street, #101, Nashville, Tennessee 37208

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 22nd day of October, 2021.

Silva Family Trust

By: _____ (SEAL)
Michael A. Silva, Co-Trustee

By: _____ (SEAL)
Donna L. Silva, Co-Trustee

STATE OF California
COUNTY OF San Luis Obispo

On this 21st day of October, 2021, before me personally appeared Michael A. Silva and Donna L. Silva, Co-Trustees of the Silva Family Trust, 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.

Witness my hand, at office, this 21st. day of October, 2021.

_____
Notary Signature
My commission expires: 11/3/2023

D. CORTEZ
Notary Public - California
San Luis Obispo County
Commission # 2311419
My Comm. Expires Nov 3, 2023

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 $525,000.00, 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
22nd day of October, 2021.

_____
Notary Public
My commission expires:_____
File No. 2021-3518

DANA R PARK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-26-2024

Tennessee Certification of Electronic Document

I, Karla Lilley, 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 10/21/2021 (date of document).

Affiant Signature

October 21, 2021
Date

State of Tennessee

County of Williamson

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

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

