This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-14574-CD

Karen Johnson Davidson County
Batch# 762419 DEEDWARR
11/29/2021 03:11:08 PM 2 pgs
Fees: $13.00 Taxes: $1,073.00

20211129-0157347

STATE OF TENNESSEE
COUNTY OF Davidson

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $290,000.00.

Edwin Merchante
Affiant

Subscribed and sworn to before me, this the 24th day of November, 2021.

Notary Public
My Commission Expires:

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Edwin Merchante and Ulises Merchante 3624 Pierside Drive Nashville, TN 37076	CMG Mortgage Inc.,dba CMG Financial 3160 Crow Canyon Road, #400 San Ramon, CA 94583	086 13 0 028.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Heather E. Roberts, an unmarried woman,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Edwin Merchante, unmarried and Ulises Merchante, unmarried,** hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit: as joint tenants with rights of survivorship

Land in Davidson County, Tennessee, being Lot No. 5, on the plan of Section Three, Lakeside Woods Estates, as shown on plat of record in Plan Book 7900, Pages 218, 219 & 220, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Heather E. Roberts, an unmarried woman, by Warranty Deed from Nicholas A. Lee, unmarried and Jenna M. Monks-Lee, unmarried, as joint tenants with the right of survivorship, of record in Instrument No. 20140801-0068721, in the Register's Office of Davidson County, Tennessee, dated July 9, 2014 and recorded on August 1, 2014. Scrivener's Affidavit recorded in Instrument No. 20151211-0124603.

This is ☒ improved or ☐ unimproved property located at: **3624 Pierside Drive, Nashville, TN 37076.**

This conveyance is made subject to 1) Property taxes for the year 2022, and thereafter, a lien not yet due and payable. The 2021 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

Return to:
Momentum, LLC
[illegible]

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to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18 day of November, 2021.

GRANTOR:

Heather Roberts

Heather Roberts

STATE OF MICHIGAN
COUNTY OF Wayne

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Heather Roberts, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 18 day of November, 2021.

Notary Public Gabriella Zaguis
My Commission expires: 04/27/2025