Karen Johnson Davidson County
Batch# 769441 DEEDWARR
12/07/2021 02:57:30 PM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20211207-0162292

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS/THE 1st day of December, 2021.

Notary Public
MY COMMISSION EXPIRES: 3/1/25
File No. 21-14466

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Lauryn Christine Berner (NAME)	CMG Mortgage, Inc. dba CMG Financial (NAME)	52-2-88.00
433 Lanier Drive (STREET ADDRESS)	3160 Crow Canyon Road, Suite #400 (STREET ADDRESS)	
Nashville, TN 37115 (CITY) (STATE) (ZIP)	San Ramon, CA 94583 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Otter Buy REI LLC, a Limited Liability Company**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lauryn Christine Berner, an unmarried woman**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being the northerly 15 feet of Lot No. 6 and all of Lot no. 7 of Bock 'C' on the Revised Map of Rainbow Terrace Subdivision, as of record in Book 1130, Page 85, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Otter Buy REI LLC, a Limited Liability Company by Warranty Deed dated July 30, 2021 from Ronnie H. Presley and Angela J. Presley, husband and wife, recorded August 5, 2021, in Instrument Number 20210805-0105470, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2021 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 433 Lanier Dr, Madison, TN 37115.

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 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.

Witness my/our hand(s) this 1st day of December, 2021.

Otter Buy REI LLC, a Limited Liability Company

By: _____
Scott W. Mitchell, Member

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ Rutherford

Before me, the undersigned, a Notary of Public of the state and county mentioned, personally appeared Scott W. Mitchell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member of Otter Buy REI, the within named bargainor, a Limited Liability Company, and that such Scott W. Mitchell as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand and seal, this 29 day of November, 2021.

_____
Notary Signature
My commission expires: 12-19-2023

JACKIE R. CROMER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 12-19-2023

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 12/1/21 (date of document).

Affiant Signature

12/1/21
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 1st day of December, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY