THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
2323 21st Avenue S., Ste 306
Nashville, Tennessee 37212

File Number: 2021-10-117
Parcel ID: 097 09 0 001.00

Karen Johnson Davidson County
Batch# 773584 DEEDWARR
12/14/2021 02:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20211214-0165279

Address New Owner:	Send Tax Bills To: CMG Mortgage, INC DBA	Map-Parcel No.:
Margaret Rachel Morrison 632 Larchwood Drive Nashville, TN 37214	CMG Financial 3160 Crow Canyon Rd Ste 400, San Ramon, Ca 94583	Map/Parcel 097 09 0 001.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Joseph Ajao and Damina Bellot, husband and wife,** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Margaret Rachel Morrison, an unmarried woman,** ("Grantee") all of right, title and interest in and to that certain real property known as 632 Larchwood Dr., Nashville, TN 37214 , together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

> Land located in Davidson County, Tennessee and being Lot No. 24 on the Plan of Hickory Bend, Section 7 of record in Book 3600, Page 29, Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Joseph Ajao, a married man, by Warranty Deed from Equitylink Properties, LLC., a Nevada Limited Liability Company, of record in Instrument No. 20191118-0118357, in the Register's Office of Davidson County, Tennessee, dated November 15, 2019 and recorded on November 18, 2019.
>
> Being the same property conveyed to Equitylink Properties, LLC, a Nevada limited liability company, by Warranty Deed from Music City Holdings, LLC, of record in Instrument No. 20180813-0079549, in the Register's Office of Davidson County, Tennessee, dated August 01, 2018 and recorded on August 13, 2018.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons

whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 19th day of November, 2021.

Joseph Ajao

Damina Bellot

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfullness, accuracy, or validity of that document.

STATE OF California
COUNTY OF Alameda

On this 16th day of November, 2021, before me personally appeared Joseph Ajao *and Damina Bellot, 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 16th day of November, 2021.

Notary Signature
My commission expires: 12/01/2024

EMI JOHNSTON
COMM. #2338134
Notary Public - California
Alameda County
My Comm. Expires Dec. 1, 2024

AFFIDAVIT OF VALUE

STATE OF)
COUNTY OF)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to 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 420,000.00, 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 18 day of November, 2021.

Notary Public
My commission expires: 9-8-2025

LINDSAY PHILPOT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025

$3.00 E-RECORDING PAGE FEE

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour do hereby make oath that I am a licensed attorney and/or 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 November 16, 2021

Tracey Trumphour
Affiant
Date: 11-16-21

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 16 day of November, 2021

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY