Karen Johnson Davidson County
Batch# 775073 DEEDWARR
12/16/2021 02:26:30 PM 3 pgs
Fees: $18.00 Taxes: $721.50
20211216-0166605

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $195,000.00

Jennifer Russell
Affiant

Subscribed and sworn to before me, this 14 day of December, 2021.

Notary Public

My commission expires: 10-21-2024

KRISTEN M. TRAIN Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Kortney Deshea Corlew	**CMG MORTGAGE, INC DBA CMG**	**06404008400**
215 Lake Cv	**3160 CROW CANYON RD., STE. 400**	
Old Hickory, TN 37138	**SAN RAMON, CA 94583**	

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 HEREBY ACKNOWLEDGE, WE,

George Strain Jr., unmarried and Vanessa Horner, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kortney Deshea Corlew, unmarried

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 Lot No. 5B, on the Plan of Section One Lake Country, of record in Plat Book 5200, Page 493, as revised in Plat Book 5800, Page 351, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to George Strain Jr., a single man and Vanessa Horner and Christopher Horner, wife and husband, by Warranty Deed from Barbara D. Zettlemoyer, a single woman, dated October 4, 2016, of record in Instrument No. 20161012-0107943, in the Register's Office for Davidson County, Tennessee. Christopher Horner conveyed his interest in subject property to George Strain Jr and Vanessa Horner by Quitclaim Deed dated November 24, 2021, of recording in Instrument No. __20211216016604_____, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 215 Lake Cv, Old Hickory, TN 37138.

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

_____ Date: 12·10·21
George Strain Jr.

_____ Date: 12/10/21
Vanessa Horner

STATE OF TN

COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, George Strain Jr. and Vanessa Horner, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of December, 2021.

_____
NOTARY PUBLIC

My Commission Expires: 10-21-2024

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Certificate of Authenticity

I, Kristen Traini, 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 12/10/2021.
Date

Affiant Signature

12/10/2021
Date

State of IN
County of SUMNER

Sworn to and subscribed before me this 10th day of December, 20 21.

Notary's Signature

My Commission Expires: 10-21-2024
Date

Notary's Seal (if on paper)

