Karen Johnson Davidson County
Batch# 784760 DEEDWARR
01/05/2022 09:49:30 AM 3 pgs
Fees: $18.00 Taxes: $1,516.63
20220105-0001790



STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Davidson EU
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $409,900.00.
Patricia Green
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE, THIS THE 28th day of December, 2021.
Eliza Whitfield
NOTARY PUBLIC
My commission expires: 5-5-2025

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Maria D. Gonzalez Lopez and Jessie G. Miranda	CMG Mortgage, Inc. ISAOA	086-08-0-067.00
(NAME)	(NAME)	
1564 Market Square	3160 Crown Canyon Road, Ste. 400	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	San Ramon, CA 94583	

Warranty Deed

For and in Consideration of the sum of $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 **Joe L. Evans, and wife, Rebecca D. Evans,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Maria D. Gonzalez Lopez, married and Jessie G. Miranda, unmarried**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 370 on the Plan of Camden Woods, Phase I, Planned Unit Development Resubdivision of Lots 369 and 370 of record in Plat Book 7900, Page 153, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Joe L. Evans, and Wife, Rebecca D. Evans by Warranty deed from Larry R. Moorman, and wife, Debra Moorman of record in Instrument No. 200901220005430 Register's Office for Davidson County, Tennessee, dated January 16, 2009 and recorded on January 22, 2009.

This property is __unimproved _X_improved property known as: 1564 Market Square, Hermitage, TN 37076.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 28th day of December, 2021.

Joe L. Evans

Rebecca D. Evans

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joe L. Evans and Rebecca D. Evans, the herein bargainor, 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 and official seal, this the 28th day of December, 2021.

Notary Public
My Commission Expires:

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires December 12, 2022
WILSON COUNTY

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 12/30/2024 (date of document).

Affiant Signature

12/30/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 30th day of December, 2024.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
NOTARY'S SEAL
MY COMMISSION EXPIRES MAY 5, 2025

MY COMMISSION EXPIRES: 5-5-2025