Karen Johnson Davidson County
Batch# 796199 DEEDWARR
01/27/2022 10:55:30 AM 2 pgs
Fees: $13.00 Taxes: $1,295.00
20220127-0009821

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration or value, whichever is greater, for this transfer is $350,000.00.

Teresa Glover
Affiant

Subscribed and sworn to before me, this 18th day of January, 2022.

Mary Gail Porter
Notary Public

My commission expires: 01-10-2023

MARY GAIL PORTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES JANUARY 10, 2023

(Notary Stamp)

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
1535 W.Northfield, Ste 2, Murfreesboro, TN. 37129

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Mary Robinson	CMG MORTGAGE INC. dba CMG FINANCIAL	**174-01-0A-017.00-CO**
5588 Hickory Park Dr	3160 CROW CANYON RD STE 400	
Antioch, TN 37013	SAN RAMON, CA 94583	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Trent Zimmerman, single person

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Mary Robinson, and Gregory T Dotson, wife and husband,

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 100 on the Plan of First Amendment Rivendell Woods, Phase One - Section One of record in Plat at Instrument No. 20070329-0037618, 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 Trent Zimmerman, single man by QuitClaim deed from Rosie V. Zimmerman, single person, and Trent Zimmerman, single person of record in Instrument No. 20210511-0063070 Register's Office for Davidson County, Tennessee, dated May 05, 2021 and recorded on May 11, 2021.

This is improved property known as **5588 Hickory Park Dr, Antioch, TN 37013.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 18th day of January, 2022.

Trent Zimmerman

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Trent Zimmerman, the bargainor(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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 18th day of January, 2022.

Notary Public
My Commission Expires: 3/22/25

Danielle Marie Crane
State of Tennessee Notary Public
Rutherford County

SolomonParks File No. 22-000892-527

Certificate of Authenticity

I, Ernest D. Bennett, III, 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 this the 18th day of January, 2022.

01/18/2022

Ernest D. Bennett, III, Affiant

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this the 18th day of January, 2022.

Notary's Signature

Commission Expires: January 10, 2023

MARY GAIL PORTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES JANUARY 10, 2023

SP 11/2015