Karen Johnson Davidson County
Batch# 812006 DEEDWARR
02/25/2022 02:37:30 PM 3 pgs
Fees: $18.00 Taxes: $1,463.35
20220225-0021810

Warranty Deed

KEMBERLY POWELL STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $395,500.00. Affiant Subscribed and sworn to before me, this the 11th day of February, 2022. Notary Public My commission expires: 4-23-25

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Jayme Lopez Vazquez	CMG Mtg Inc. dba CMG Financial ~~New Owner(s)~~	018-00-0-072.00
5531 Brick Church Pike	3160 Crow Canyon Rd.	
Goodlettsville, TN 37072	Ste 400 San Ramon CA 94583	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **DENNIS L. ALEXANDER AND KIMBERLY A. ALEXANDER, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAYME LOPEZ VAZQUEZ, A SINGLE MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 10th Civil District of Davidson County, Tennessee, Being Tract No. 2 on an unrecorded survey by Harold H. Cole dated June 10, 1974, and more particularly described as follows:

Beginning in the Northeast corner of Tract No, 2 and the South margin of Brick Church Pike being North 78 degrees 30' West 177.52 feet and North 51 degrees 55 minutes West 20 feet from the Northeast corner of a certain tract of land conveyed by C. Morris Peeples, etux in Book 4752, Page 865, Register's Office for Davidson County, Tennessee; thence South 44 degrees 04 minutes West 995.15 feet; thence North 9 degrees 58 minutes West 199.66 feet; thence North 40 degrees 04 minutes East 855.61 feet; thence South 51 degrees 55 minutes East 221.01 feet along Brick Church Pike to the point of beginning, containing 4.00 acres, more or less.

Being the same property conveyed to Dennis L. Alexander and wife, Kimberly A. Alexander by Warranty deed from Roger D. Hood and wife, Brenda J. Hood of record in Instrument No. 20051227-0153940 Register's Office for Davidson County, Tennessee, dated December 19, 2005 and recorded on December 27, 2005.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 5531 Brick Church Pike, Goodlettsville, TN 37072, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 11th day of February, 2022.

Dennis L. Alexander

Kimberly A. Alexander

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Dennis L. Alexander, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 11th day of February, 2022.

DREW BANDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 2023-2025

Notary Public

My Commission Expires: 3/3/25

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Kimberly A. Alexander, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 11th day of February, 2022.

Notary Public

My Commission Expires: 3/6/24

ERIC HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Comm. Expires March 06, 2024

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 2/11/2022 (date of document).

Affiant Signature

2/15/2022
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 15th day of February, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

202202250021810