PREPARED BY: RETURNED TO
BANKERS TITLE & ESCROW CORP
1807 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 220239641

Karen Johnson Davidson County
Batch# 822114 DEEDWARR
03/14/2022 12:24:54 PM 3 pgs
Fees: $18.00 Taxes: $1,702.00
20220314-0029519

ROBIN S. EDWARDS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $460,000.00.

Janice Collins
Affiant

Subscribed and sworn to before me, this 11th day of March, 2022.

Robin S. Edwards
Notary Public
My Commission Expires: 3/25/2023

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Hannah Faust 99 Oriel Avenue Nashville, TN 37210	New Owner	Tax Parcel ID No. 119 02 0 172.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Taylor Maridy Kennedy, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Hannah Faust, unmarried,** ("Grantees"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 36 on the Plan of Glenrose Subdivision of record in Plat Book 1424, Page 142, 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 Taylor Maridy Kennedy, by Warranty Deed from Braison Chance Cyrus, a married man and Tish Cyrus, of record in Instrument No. 20210209-0018344, in the Register's Office in Davidson County, Tennessee, dated February 5, 2021 and recorded on February 9, 2021.

Being the same property conveyed to Braison Chance Cyrus, an unmarried man and Tish F. Cyrus, a married woman, by Warranty Deed from Matthew McCutchan, a married man, of record in Instrument No. 20151125-0119897, in the Register's Office in Davidson County, Tennessee, dated November 10, 2015 and recorded on November 25, 2015.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Glenrose Subdivision, as recorded in Plat Book 1424, Page(s) 142.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 8829, Page 809, Re-recorded in Book 8905, Page 196.

This is improved property located at 99 Oriel Avenue Nashville, TN 37210.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11th day of March, 2022.

Taylor Maridy Kennedy

STATE OF TENNESSEE
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Taylor Maridy Kennedy, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of March, 2022.

Notary Public
My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025

Loan Number: **REA0000156676** MIN: **100072450005613789**

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is given in accordance with Section 15 within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower.

WITNESS THE HAND(S) AND SEAL(S) OF THE UNDERSIGNED.

Hannah M. Faust (Seal)
Hannah Faust -Borrower

(Seal)
-Borrower

(Sign Original Only)

Loan originator (Organization): **CMG MORTGAGE, INC. dba CMG FINANCIAL**; NMLS #: **1820**
Loan originator (Individual): **Eddie B Cooke**; NMLS #: **195000**

Pay to the order of

Without Recourse

CMG MORTGAGE, INC. dba CMG FINANCIAL

By : _____

Name:_____

Title:_____