Karen Johnson Davidson County
Batch# 830673 DEEDWARR
03/29/2022 02:26:30 PM 3 pgs
Fees: $18.00 Taxes: $943.50
20220329-0036372

WARRANTY DEED

JESSICA FRENKEL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

State of Tennessee
County of ~~Davidson~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of March, 2022

Notary Public

MY COMMISSION EXPIRES: 11/5/24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lydia Burgess	CMG Mortgage Inc.	135160b03300co
(NAME)	(NAME)	
468 Flintlock Court	3160 Crow Canyon Rd #400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	San Ramon CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Thelma J. Teet,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Lydia Burgess, 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 Unit No. 33, as shown on the map entitled Woodridge at Nashboro Village, Nashboro Village, Tract 11, of record in as Instrument 20021120-0143949, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Thelma J Teet and Dustin Teet, by deed of record in Instrument No. 20170417-0036785, Register's Office for Davidson County, Tennessee. The said Dustin Teet having since died.

This instrument is executed on behalf of Thelma J Teet by Brandon Eley as her Attorney-In~Fact pursuant to recorded Power of Attorney of record in Instrument No. 202203290036371 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 468 Flintlock Court, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 is 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.

Witness my/our hands this 18th day of March, 2022.

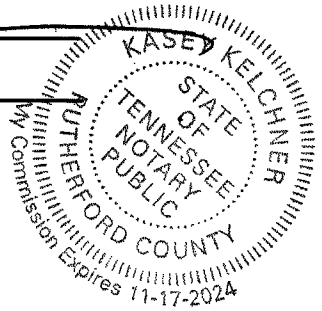
Thelma J. Teet By Brandon Eley Her Attorney in Fact

State of Tennessee
County of Davidson

On this the 18th day of March, 2022, before me personally appeared Brandon Eley, the person who executed the forgoing instrument on behalf of Thelma J Teet and acknowledged that he executed the same as the free act and deed of the said Thelma J Teet through Power of Attorney granted him by the said Thelma J Teet
WITNESS my hand and seal this 18th day of March, 2022.

Notary Public
My Commission Expires:

File No.: 16199



CERTIFICATE OF AUTHENTICITY

I, Lori Patterson, do hereby make oath that I am a licensed attorney and/or 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 3/18, 2022.

Affiant
Date: March 22, 2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 22 day of March 2022.

Notary Public

My Commission Expires: 5/25/2025

