This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
1300 Hillsboro Blvd, Ste. B
Manchester, TN 37355

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson

Actual consideration or value, whichever is greater is $534,000.00.

Affiant

Subscribed and sworn before me this the 27 of April, 2022.

Notary Public
My commission expires: 3-7-26

KAYLA ANN CARTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Karen Johnson Davidson County
Batch# 850141 DEEDWARR
05/03/2022 02:35:30 PM 3 pgs
Fees: $18.00 Taxes: $1,975.80
20220503-0051435

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Jackson Brown	CMG Mortgage, Inc. dba CMG Fin.	114-15-0A-025.00-CO
116 Cedar Place Bend	3160 Crow Canyon Road Ste. 400	
Nashville, TN 37221	San Ramon, CA 94583	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Femi Ojo and wife, Randi Ojo**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Steven Jackson Brown and Sarah Frances Brown, husband and wife,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 25, on the plan of Cedar Place community, a planned Unit Development (with Private Elements), filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument 20140918-0085685, as amended in Instrument 20141008-0093372, as corrected in Instrument 20141112-0104513, as amended in Instrument 20150319-0023886, in the Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Femi Ojo and wife, Randi Ojo by Special Warranty deed from Dalamar Homes, LLC, a Tennessee limited liability company of record in Instrument No. 20160720-0074753 Register's Office for Davidson County, Tennessee, dated July 14, 2016 and recorded on July 20, 2016.

SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

THIS IS IMPROVED PROPERTY KNOWN AS 116 Cedar Place Bend, Nashville, TN 37221.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

fo
KO

Witness my hand this the 26th of April, 2022.

Femi Ojo

Randi Ojo

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Femi Ojo and Randi Ojo, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 26th of April, 2022.

My commission expires:

7/9/2024

Notary Public

JOHN C. ELROD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

202205030051435

Certificate of Authenticity

I, Joshua A. Terry, 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 4/21/22.

Affiant Signature

4/21/22
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 4/21/22.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON