WARRANTY DEED

Karen Johnson Davidson County
Batch# 857420 DEEDWARR
05/18/2022 08:28:30 AM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20220518-0057133

File #22-KA-6308-V

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF May, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ulises Avendano Rios and Erendida Pina Reyna	**CMG Mortgage, Inc**	
(NAME)	(NAME)	
6308 Pettus Road	**3160 Crow Canyon Road, Ste 400**	**181-00-0-129.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37013	**San Ramon, CA 94583**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LORI ANN MCPHERSON, EXECUTRIX OF ESTATE OF GLADYS LOUISE COWLEY MCPHERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ULISES AVENDANO RIOS AND ERENDIDA PINA REYNA, A MARRIED COUPLE** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being in the 5th Civil District of said county and described according to survey of Stanford and Associates, Inc. dated 6-27-74 as follows:

Beginning at a point in the Southerly side of Pettus Road at the common corner of Lots 5 and 6; thence with the said margin of said road easterly 155 feet to a point; thence South 3 degrees 20 minutes 56 seconds West 971.23 feet; thence North 85 degrees 43 minutes 34 seconds West 155.01 feet to a point; thence North 3 degrees 20 minutes 56 seconds East 967.09 feet to the point of beginning and containing 3.447 acres more or less.

Being the same property conveyed to Joseph D. McPherson and wife, Gladys L. McPherson by Warranty deed from Paul T. Jones and wife, Maggie Leona Jones of record in Book 6325, page 873, Register's Office for Davidson County, Tennessee, dated June 26, 1984 and recorded on June 27, 1984.

The said Joseph D. McPherson died on or about January 28, 2018, leaving Gladys L. McPherson as surviving tenant by the entirety.

The said Gladys L. McPherson died testate on or about January 31, 2021. The said Lori Ann McPherson having been appointed Executrix for the Estate of Gladys Louise Cowley McPherson (also known as Gladys L. McPherson) and vested with authority to sell said property pursuant to Order to Approve Contract and to Sell Real Property for Payment of Debts, of record in Case No. 21P-699, in the Probate Court for Davidson County, Tennessee.

This conveyance is subject to:

* Taxes for the year 2022 and subsequent years.
* Restrictive Covenant for a Detached Structure of record in Instrument Number 20021119-0143345, in the Register's Office for Davidson County, Tennessee.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **6308 Pettus Road, Antioch, TN 37013**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 10th day of May, 2022.

Estate of Gladys Louise Cowley McPherson

By: Lori Ann McPherson, EX.
Lori Ann McPherson, Executrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of May, 2022, before me personally appeared Lori Ann McPherson, Executrix of Estate of Gladys Louise Cowley McPherson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 10th day of May, 2022.

C. Loy Carney
Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

True Copy Certification

I, **Kaz Arbogast,** 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 10th day of May, 2022.

Affiant Signature
Date 05/10/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 10th day of May, 2022.

Notary's Signature
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024