WARRANTY DEED

Karen Johnson Davidson County
Batch# 869550 DEEDWARR
06/10/2022 11:51:38 AM 2 pgs
Fees: $13.00 Taxes: $1,739.00

20220610-0066399

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $470,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of June, 2022

Notary Public

MY COMMISSION EXPIRES: February 08, 2024 11.22.25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southeast Title of Murfreesboro, LLC, 805 South Church Street, Suite 11, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ernest Hayes	CMG Mortgage, Inc. dba CMG Financial	150120A13900CO
(NAME)	(NAME)	
1200 Quaise Moor E	3160 Crow Canyon Road, Suite 400	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	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, **Cammie Renee Perkins, unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Ernest Hayes, 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:

BEING Lot No. 651 of Planned Unit Development, Final P.U.D. Plan, Phase V-B, Somerset, as shown by plat of record in Plat Book 7900, Page 575, of the Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Cammie Renee Perkins, unmarried by Divorce Decree from Scott Perkins, dated 8-22-06 of record in Instrument #201703220027927, Register's Office for said County.

unimproved ☐

This is improved ☑ property, known as 1200 Quaise Moor E, Antioch, TN 37013
(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 hands this 6th day of June, 2022.

Cammie Renee Perkins

State of Tennessee
County of Rutherford

Personally appeared before me Cammie Renee Perkins, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 6th day of June, 2022.

Notary Public ~~Darla R. Dillard~~ Judy Reed
My Commission Expires: ~~February 08, 2024~~ 11.27.25

File No.: 2701

JUDY REED
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD