WARRANTY DEED

Karen Johnson Davidson County
Batch# 879004 DEEDWARR
06/27/2022 02:54:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20220627-0073654

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of June, 2022

Notary Public

MY COMMISSION EXPIRES: 5.14.25

(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
Maria I. Huerta Cornejo	CMG Mortgage, Inc. dba CMG Financial	14816002600
(NAME)	(NAME)	
825 Irma Drive	3160 Crow Canyon Road, Suite 400	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

CATHERINE FRANCO STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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, We, **Orlando Gutierrez Lopez and Maite Calero Jordan, husband and wife**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Maria I. Huerta Cornejo, an unmarried woman,** 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, being Lot Number 221 on the Plan of Debra Heights, Section 2, as of record in Book 3700, Page 39, Register's Office for said County.

Said Lot fronts 75.00 feet along the southerly margin of Irma Drive; thence back between lines measuring 146.11 feet on the westerly line and 139.55 feet on the easterly line, to a line in the rear, which measures 75.29 feet.

Being the same property conveyed to Orlando Gutierrez Lopez and Maite Calero Jordan, husband and wife, by deed of record in Instrument No. 20161117-0121431, 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 825 Irma Drive, 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/our hands this 21st day of June, 2022.

Orlando Gutierrez Lopez

Maite Calero Jordan

State of Tennessee
County of Davidson

Personally appeared before me Orlando Gutierrez Lopez and Maite Calero Jordan, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 21st day of June, 2022.

Notary Public
My Commission Expires: _____

KASEY KELCHNER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-17-2024

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CERTIFICATE OF AUTHENTICITY

I, Catherine Franco, 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 June 21, 2022.

Affiant
Date: June 23, 2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 23rd day of June 2022.

Notary Public

My Commission Expires: 6/26/2023

KANETHA COFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY