Karen Johnson Davidson County
Batch# 895934 DEEDWARR
07/29/2022 10:54:30 AM 3 pgs
Fees: $18.00 Taxes: $1,332.43
20220729-0086553

Prepared By and Return to:
Authority Title and Escrow
319 Hickerson Dr Ste F
Murfreesboro, TN 37139

State of Tennessee
County of Rutherford
The actual consideration or value, whichever is greater, for this transfer is $360,115.00.

Affiant

File Number: TN-22-1076

KEMBERLY POWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Subscribed and sworn to before me, this 25th day of July, 2022.

Notary Public
My Commission Expires: 4-23-25

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Raymond R. Mirra	Mutual of Omaha Mtg	097-02-0A-414.00-CO
2118 River Overlook Drive	3131 Camino Del Rio N	
Hermitage, TN 37076	Ste 1100	
	San Diego CA 92108	

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Faon-Chiy Pi, Trustee of MOU Trust dated September 24, 2001**, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Raymond R. Mirra, unmarried**, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot 414 on the Plan of Final Plat Villages of Riverwood, Section One, Phase 4D, of record in Instrument Number 20140127-0007110, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Faon-Chiy Pi, Trustee of the Mou Trust dated September 24, 2001, by Warranty Deed from Jake Forrest Pirtle, married, dated June 30. 2017, of record in Instrument Number 20170707-0068374, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2118 River Overlook Drive, Hermitage, TN 37076.

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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 hand this 25 day of July, 2022.

MOU Trust dated September 24, 2001

By: _____
Faon-Chiy Pi, Trustee

State of Kentucky
County of Fayette

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Faon-Chiy Pi with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained and who further acknowledged that she is the Trustee of MOU Trust dated September 24, 2001 and that she is authorized by the MOU Trust dated September 24, 2001 to execute this instrument on its behalf.

Witness my hand and official seal at Lexington, KY, this 26 day of July, 2022.

_____
Notary Public at Large
My Commission Expires: 4-28-2023

Gregory L Hobbs
ID # 620839
NOTARY
PUBLIC
Exp. 04/28/2023
STATE AT LARGE, KENTUCKY

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 7-25-2022 (date of document).

Affiant Signature

7-29-2022
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 29th day of July, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY