Karen Johnson Davidson County
Batch# 900740 DEEDWARR
08/09/2022 11:25:30 AM 3 pgs
Fees: $18.00 Taxes: $1,134.05
20220809-0090449

KAREN K. VALENTINE
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $306,500.00

Affiant

Subscribed and sworn to before me, this 4th day of August, 2022.

Notary Public
My commission expires:
7-22-25

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4068 Rural Plains Cir., Ste 150
Franklin, TN 37064

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Juan Vazquez Avila	**CMG MORTGAGE, INC.**	**07412008600**
3816 Plantation Dr	3160 Crow Canyon Rd. Suite 400	
Hermitage, TN 37076	San Ramon, CA 94583	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Brandon Adams, Trustee of The 3816 Plantation Dr Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Juan Vazquez Avila

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, Tennessee, being Lot No. 538, on the Plan of Hermitage Hills, Section 5, of record in Book 3300, Page 1, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said property.

Being the same property conveyed to Brandon Adams, Trustee of The 3816 Plantation Dr Trust, by Warranty Deed from Kevin W. Matthews, a single person, dated May 27, 2022, of record in Instrument No. 20220602-0063559, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Kevin W. Matthews, a single person, by Warranty Deed from Deborah J. Ray, dated July 15, 1987, of record in Book 7299, Page 168, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of DAVIDSON County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 3816 Plantation Dr, 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 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 in 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.

_____ Date: 8-4-22

The 3816 Plantation Dr Trust
By: Brandon Adams
It's: Trustee

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **BRANDON ADAMS** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the forgoing instrument for the purpose therein contained and who further acknowledged that he is TRUSTEE OF The 3816 Plantation Dr Trust and that he is authorized by The 3816 Plantation Dr Trust to execute this instrument on its behalf.

Witness my hand, at office, this 4th day of August 2022

_____
NOTARY PUBLIC

KAREN K. VALENTINE
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

My Commission Expires: 7-22-25

Certificate of Authenticity

I, Kathryn McCracken, 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 8/4/22.
Date

Affiant Signature

8/4/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 4th day of August, 2022.

Notary's Signature
My Commission Expires: 7-22-25

Notary's Seal (if on paper)

KAREN K. VALENTINE
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY