Karen Johnson Davidson County
Batch# 902854 DEEDWARR
08/12/2022 11:31:30 AM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20220812-0091797

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ SUMNER

The actual consideration or value, whichever is greater, for this transfer is $435,000.00

Matthew Zlibut
Affiant

Subscribed and sworn to before me, this 11th day of August, 2022.

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Notary Public
My commission expires: 10-31-2024

**THIS INSTRUMENT WAS PREPARED BY**
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Matthew Zlibut** | **CMG Mortgage, Inc.** | **03315002400** |
| **904 Sun Valley Dr** | **3160 Crow Canyon Road Suite #400** | |
| **Madison, TN 37115** | **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,

**Mircea Cosmin Petrescu and Miriah Jaclyn Petrescu, Married**

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

**Matthew Zlibut, an unmarried man**

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. 240 on the Map of Primrose Acres Subdivision, Section III, as of record in Book 2900, Page 71, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Mircea Cosmin Petrescu, by Cash Deed for Tennessee from Ben Carson, Secretary of Housing and Urban Development of Washington, DC, dated May 22, 2017, of record in Instrument No. 20170526-0052852, in the Register's Office for Davidson County, Tennessee. Mircea Cosmin Petrescu has since married. Miriah Jaclyn Petrescu is joining in this conveyance to convey any interest she may have in subject property, whether marital or otherwise.

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 904 Sun Valley Dr, Madison, TN 37115.

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: 8-11-22
Mircea Cosmin Petrescu

_____ Date: 8/11/22
Miriah Jaclyn Petrescu

STATE OF TN

COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, Mircea Cosmin Petrescu and Miriah Jaclyn Petrescu, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of August, 2022.

_____
NOTARY PUBLIC

My Commission Expires: 10-21-2024

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

## Certificate of Authenticity

I, Renee Long, 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 8-11-22.

Date

Affiant Signature

8-12-2022

Date

State of TN

County of Sumner

Sworn to and subscribed before me this 12th day of August, 2022.

Notary's Signature

My Commission Expires: 03/01/2025

Notary's Seal (if on paper)

JENNIFER RUSSELL
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY