WARRANTY DEED

Karen Johnson Davidson County
Batch# 934951 DEEDWARR
10/28/2022 08:15:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20221028-0116565

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,999.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF OCTOBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 11-4-2023

(AFFIX SEAL)

JENNIFER CHANDLER-COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2023

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc.
301 S. Perimeter Park Dr., Suite 214
Nashville, TN 37211

File No.: 2022100184

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Sydney M. Raybon	Sydney M. Raybon c/o CMG Mortgage, Inc. dba CMG Home Loans	164-12-0B-015.00 CO
(NAME) 1205 Summer Shade Drive	(NAME) **3160 Crow Canyon Road Suite 400**	
(ADDRESS) Antioch, TN 37013	(ADDRESS) **San Ramon, CA 94583**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO/100 Dollars ($0.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **OLIVIA GORDON, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SYDNEY RAYBON, 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:

Land in Davidson County, Tennessee, being Lot(s) 15, as shown on the map entitled Bright Pointe SP Subdivision, Phase 1A, of record in Instrument No. 20180910-0089700, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to OLIVIA N. GORDON, UNMARRIED WOMAN, by deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes, of record in Instrument No. 20191002-0100356, dated October 1, 2019, said Register's Office.

Olivia N. Gordon and Olivia Gordon are one and the same person.

unimproved ☐
This is improved ☒ property, known as 1205 Summer Shade Drive, Antioch, TN 37013
(House No.) (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.

Executed by my hand this the 24th of October, 2022.

Olivia Gordon

STATE OF Tennessee

County OF Davidson

Before me, Tuwana J. Bryant, a Notary Public for the County of Davidson and State of Tennessee, do hereby certify that Olivia Gordon personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 24th of October, 2022.

Notary Public

My Commission Expires: 05-09-2026

TUWANA J. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 05/09/2026

Please return to
Logos Realty Closing Services Inc.
301 S. Perimeter Park Dr., Suite 214
Nashville, TN 37211

Certificate of Authenticity

I, **Jennifer Chandler-Cole** , do hereby make an 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 10/24/22 .

Name: **Jennifer Cole**
Title: **Authorized Agent**
Date 10/24/2022

STATE OF Tennessee
COUNTY OF **Davidson**

Sworn to and subscribed before me on 10/26/2022.

Notary Public: **Tuwana J. Bryant**

My Commission Expires: **05/09/2026**

