Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 936608 DEEDWARR
11/01/2022 01:40:30 PM 3 pgs
Fees: $18.00 Taxes: $2,719.50
20221101-0117899

39-B
File #22-1391

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Allen Perry, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Gerardo Mendoza and Nohemi Morales Cruz, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 26 on the Map of D. M. Mincey's Addition to Flat Rock, as of record in book 547 page 24, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Allen Perry by Deed from Cheryle Ann Kelly-Murdock, Mary Lynn Finch, and Charles Douglas Cooper Jr., Devisees of The Last Will and Testament of Charles D. Cooper, deceased, dated August 4, 2021, of record as Instrument No. 20210805-0105521, and further by Quitclaim Deed of record in Instrument No. 20210805-0105522, Register's Office for Davidson County, Tennessee. The Grantor is married; however, the subject property has not been the residence of the Grantor nor the Grantor's spouse or issue.

Being the same property conveyed to Charles Douglas Cooper and wife, Ann M. Cooper by deed from Annie Lee Davy, a widow of record in Book 2042, page 434, dated April 10, 1952, Register's Office for Davidson County, Tennessee. Charles Douglas Cooper and wife, Ann M. Cooper are now deceased. Ann M. Cooper died on December 9, 2020. Charles Douglas Cooper AKA Charles D. Cooper died on May 14, 2021 and The Last Will and Testament of Charles D. Cooper has been filed for probate in Docket No. 21P1154.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 3510 Sanford Avenue, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Gerardo Mendoza	CMG Mortgage, Inc	133-06-0-288.00
3510 Sanford Avenue	3160 Crow Canyon Road, Ste 400	
Nashville, TN 37211	San Ramon, California 94583	

WITNESS THE EXECUTION HEREOF this 28th day of October, 2022.

Allen Perry

State of Tennessee)
County of Davidson)

On this 28th day of October, 2022, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Allen Perry**,** the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 735,000.00.**

Affiant

Sworn and subscribed before me on this the 28th day of October, 2022.

Notary Public

My Commission Expires: 5.14.25

CATHERINE FRANCO STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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 Oct. 28, 2022.

Affiant
Date: ~~October~~ Nov 1, 2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 1st day of ~~October~~ Nov 2022.

Notary Public

My Commission Expires: 11.15.25

JESSE TALFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY