Karen Johnson Davidson County
Batch# 956000 DEEDWARR
12/29/2022 08:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20221229-0133430

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Sumner
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $300,000.00.

Jennifer Russell
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE ~~20th~~ day of December, 2022.

NOTARY PUBLIC

My commission expires: 10/21/2024

KRISTEN M. TRAIN Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

| NAME & ADDRESS OF PROPERTY OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBERS: |
|---|---|---|
| John W. Ackerman | CMG Mortgage, Inc. ISAOA | 052-13-0B-167.00 CO |
| (NAME) | (NAME) | |
| 3058 Penn Meade Way | 3160 Crown Canyon Road, Ste. 400 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37214 | San Ramon, CA 94583 | |

# Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Angela Assalone, a married woman,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **John W. Ackerman , a single man**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 203, on the Condominium Site Plan, River Glen, Phase IV, Section 3, of record as Instrument No. 20010330-0030661, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of River Glen, a horizontal property regime established by Master Deed of record in Book 7566, page 571, being amended and/or supplemented in Book 7724, page 289, Book 7724, page 293, Book 8258, page 687, Book 9730, page 944, Book 10630, page 495, Book 11532, page 610, made applicable as Instrument No. 20010829-0093569, and further amended and/or supplemented as Instrument Nos. 20030425-0055851, 20030425-0055853, 20030506-0060411, 20030506-0060413, 20030508-0061769, 20030515-0066784, 20030522-0069839, 20030617-0083416, 20030617-0083418, 20030617-0083420, 20030620-0085759 (re-recorded as Instrument No. 20030728-0105087), 20030623-0086315 (re-recorded as Instrument No. 20030728-0105088), 20030701-0090670, 20040713-0083147, 20040915-0111299, 20040915-0111301, 20050713-0081132,said Register's Office.

Being the same property conveyed to ANGELA ASSALONE, by deed from KYLE GREGORY DOPPLER AND MELANIE DOPPLER, HUSBAND AND WIFE, of record as Instrument No. 20200929-0111795, dated September 22, 2020, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This property is __unimproved _X_improved property known as: 3058 Penn Meade Way, Nashville, TN 37214.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 20th day of December, 2022.

Angela Assalone

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Angela Assalone, the herein bargainor, 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 and official seal, this the 20th day of December, 2022.

Notary Public
My Commission Expires:



## Certificate of Authenticity

I, Jennifer Russell, 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 12/20/2022.
Date

Jennifer Russell
Affiant Signature

12/28/2022
Date

State of TN
County of Sumner

Sworn to and subscribed before me this 28 day of December, 2022.

Notary's Signature

My Commission Expires: 10/21/2024

Notary's Seal (if on paper)

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TN