Karen Johnson Davidson County
Batch# 975097 DEEDWARR
02/28/2023 02:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20230228-0014273

WARRANTY DEED

STATE OF TENNESSEE,
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00

Rodolfo Nino
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF FEBRUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: 3/6/24

(AFFIX SEAL)

PATRICIA NICHOLLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Rodolfo Nino	CMG Mortgage, Inc. DBA CMG Home Loans	174-11-0B-027-00
(NAME)	(NAME)	
6100 Cane Springs Road	3160 Crow Canyon Road, Ste 400	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Chad A. Eckes and Deete M. Eckes, husband and wife,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Rodolfo Nino, married,** hereinafter called the GRANTEE(S), his/her/their 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 all of Lot No. 27, on the Final Plat of The Grove at Cane Ridge, Phase Two, as shown by plat appearing of record in Instrument No. 20130422-0039873, as corrected by Surveyor's Certificate of Correction in Instrument No. 20130529-0053815, and Instrument No. 20130913-0096630, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of the location and description of said lot.

Being the same property conveyed to Chad A. Eckes and Deete M. Eckes, husband and wife by Warranty Deed from Kim Sanders Hale, as Executrix of the Estate of Erma L. Sanders, deceased, and Kim Sanders Hale and Tama Sanders Woodards, as the sole devisees under the Last will & Testament of Erma Lee Sanders, deceased, dated 12/29/2021, of record in Instrument No. 20220103-0000363, Register's Office for Davidson County, Tennessee.

Subject To (1) All matters shown on the plat of record in Plat Instrument No. 20130422-0039873, as corrected in Instrument No. 20130529-0053815, and Instrument No. 20130913-0096630, (2) Covenants, conditions, easements and restrictions recorded in Instrument No. 20000905-0087103, First amendment recorded in Instrument No. 20001204-0119093, Second amendment recorded in Instrument No. 20010815-0088370, Third amendment recorded in Instrument No. 20040319-0031603, Fourth amendment recorded in Instrument No. 20041102-0131848, Instrument No. (3) Covenants, conditions, easements and restrictions recorded in Instrument No. 20060112-0004819, First Amendment Recorded in Instrument No. 20101228-0102708, assignment of declarants recorded in Instrument No. 20150209-0011682, and Second amendment recorded in Instrument No. 20210629-0088141, (4) Grant of Transmission Line Easement including terms and conditions thereof as recorded in Book 4428, Page 565, (5) Agreement for Dedication of Public Utilities Easement Easement including terms and conditions thereof as recorded in Book 5078, Page 476, (6) Easement including terms and conditions thereof as recorded in Instrument No. 20020123-0009340, (7) Stormwater Detention Agreement Easement including terms and conditions thereof as recorded in Instrument No. 20050413-0041341, (8) Right of Way Easement including terms and conditions thereof as recorded in Instrument No. 20060607-0067535, (9) Charter recorded 08/15/2001 of record in Instrument No. 20010815-0088360, (10) Quitclaim Deed to the Homeowner's Association recorded 08/15/2001 of record in Instrument No. 20010815-0088361, and Instrument No. 20110128-0007971, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 6100 Cane Springs Road, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 1936694
Warranty Deed TN

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(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 24th day of February, 2023.

Chad A. Eckes

Deete M. Eckes

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Chad A. Eckes and Deete M. Eckes**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 24th day of February, 2023.

Notary Public

My Commission Expires: 1-19-2025

ROBYN DUBRAY
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

Certification of Recorded Documents

I, Karen Suggs, 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 February 28, 2023.

(AFFIANT) – Karen Suggs

02/28/2023
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 28th day of February, 2023.

My commission expires: 3/6/24

Notary Public

