Karen Johnson Davidson County
Batch# 978683 DEEDWARR
03/09/2023 09:42:30 AM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20230309-0016971

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of March, 2023.

Heather Lee

Notary Public
MY COMMISSION EXPIRES: 2-22-25
File No. G23-18100

HEATHER LEE NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY MY COMMISSION EXPIRES FEBRUARY 22, 2025

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Richard Daulton Rose (NAME)	CMG Mortgage, Inc. dba CMG Home Loans (NAME)	58-9-A-152 CO
100 Gupton Ct. (STREET ADDRESS)	3160 Crow Canyon Road, Suite 400 (STREET ADDRESS)	
Nashville, TN 37218 (CITY) (STATE) (ZIP)	San ramon, CA 94583 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Arthur Penny and Sally Penny, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Richard Daulton Rose, a single 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 144, as shown on the Plan of Jordan's Ridge at Eaton's Creek, Phase 6 as shown on the plan of record in Instrument No. 20061121-0144757 Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Arthur Penny and Sally Penny, husband and wife by Deed dated September 26, 2012 from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, recorded September 28, 2012, in Instrument Number 20120928-0088508, in the Register's Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2022 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 100 Gupton Court, Nashville, TN 37218.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 6th day of March, 2023.

Arthur Penny

Sally Penny

STATE OF FL
COUNTY OF Citrus

On this 6th day of March, 2023, before me personally appeared Arthur Penny and Sally Penny, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 6th day of March, 2023.

Notary Signature
My commission expires: 6/10/23

ROBERT ANTHONY DI GIORGIO
Notary Public - State of Florida
Commission # GG 343244
My Comm. Expires Jun 10, 2023
Bonded through National Notary Assn.

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Return To:
Allegiance Title of TN, LLC
278 Doug Warpoole Rd, Ste 218
Smyrna, TN 37167
File No. 23004609

Tennessee Certification of Electronic Document

I, Nikki McKinney, 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 3-6-23 (date of document).

nmckinney
Affiant Signature

3-9-23
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 9th day of March, 2023.

Heather Lee
Notary's Signature

MY COMMISSION EXPIRES: 2-22-25

NOTARY'S SEAL

