Karen Johnson Davidson County
Batch# 986596 DEEDWARR
03/30/2023 11:11:30 AM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20230330-0023134

WARRANTY DEED

SPENCER LAMBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28th DAY OF MARCH, 2023.

Notary Public

MY COMMISSION EXPIRES: 11 - 6 - 24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cody McCrary and Faith Ivey	CMG Mortgage, Inc.	
(NAME) 207 Brittany Park Cir	(NAME) 3160 Crow Canyon Road, Suite 400	162120A01400CO
(ADDRESS) Antioch, TN 37013	(ADDRESS) San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, **Eddie J. Stahl and Willie W. Middleton, a married couple**, HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cody Thomas McCrary, a single man, and Faith Theresa Ivey, a single woman, as tenants in common,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/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 No. 14, Resubdivision of Lots 11 thru 30 BRITTANY PARK, Phase IA, as shown by plat of record in Plat Book 9700, Page 263, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Eddie J. Stahl, by virtue of that certain Warranty Deed dated February 29, 2008, and being of record at Instrument No. 20080304-0021656 in the Register's Office of Davidson County, Tennessee. *Willie Middleton joins in this conveyance to transfer any marital rights she may have in said property.*

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded in the Register's Office in Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 207 Brittany Park Cir Antioch, TN 37013
(House Number) (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.

Witness my hand this 28th day of March, 2023.

Eddie J. Stahl

Eddie J. Stahl

Willie W. Middleton

Willie W. Middleton

Notary Public State of Florida
Kristine Suitor Carlson
My Commission HH 110559
Expires 04/02/2025

STATE OF Florida
COUNTY OF Lee

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Eddie J. Stahl and Willie W. Middleton**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 28th day of March, 2023.

Kristine Suitor Carlson

Notary Public

My Commission Expires: 04/02/2025

Notary Public State of Florida
Kristine Suitor Carlson
My Commission HH 110559
Expires 04/02/2025

Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am 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 March 28, 2023

Tori Cole
Affiant Signature

Date: 3/30/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this March 28, 2023

Rachel Marie Collins
Notary's Signature

My Commission Expires: 3-Co-2024

Notary's Seal

