Karen Johnson Davidson County
Batch# 989181 DEEDWARR
04/06/2023 11:26 53 AM 2 pgs
Fees $13 00 Taxes $2,904 50
20230406-0025173

WARRANTY DEED	STATE OF Tennessee) COUNTY OF Davidson) The actual consideration or value for this transfer, whichever is greater, is $ 785,000.00 Affiant Subscribed and sworn to me, this the 4th day of April, 2023 Notary Public My commission expires
This instrument prepared by Christopher J Thornton, P C 1061 Cresthaven Road Memphis, TN 38120 901-758-2580 Cartus File #3396910 ***Return to:*** Prepared by Record and Return To Chapman and Rosenthal Title, Inc 10 Burton Hills Blvd., Suite 130 Nashville, TN 37215	
Property Address: 4715 Log Cabin Road Nashville, TN 37216	**Parcel ID** 061-08-0-018-00
Property owner Jennifer Meier and Jason Pett 4715 Log Cabin Road Nashville, TN 37216	**Mail tax bills to:** New owner

THIS INDENTURE is made effective the 4th day of April, 2023, by **Cartus Financial Corporation, a Delaware Corporation**, First Parties, for the purpose of conveying the premises described herein to Jennifer Meier, an unmarried woman and Jason Pett, an unmarried man,* Second Parties. Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand

* as joint tenants with rights of survivorship

WITNESSETH:

That said First Party, for and in consideration of the sum of One and No/100 DOLLARS ($1.00) and other good and valuable consideration to them in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Parties the following described premises, to-wit:

That certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, TN, Being Lot No 6, on the Plan of Section One, McGaughey Heights, of record in Book 1835, Page 33, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof

Being the same property conveyed to Cartus Financial Corporation, a Delaware Corporation, by deed recorded as Instrument No. 20230405-0025173 Register's Office for Davidson County, Tennessee

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT:

Restrictions, dedications, reservations, setbacks and easements, if any, as indicated and/or shown on that certain Plat recorded in Book 1835, Page 33, Register's Office for Davidson County, Tennessee

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons

THIS conveyance is made subject to applicable restrictions, building set-back lines, all existing easements, and to all conditions as shown of Public Record

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 2023, which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties, and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever

IN WITNESS WHEREOF, *party of the first part has caused this instrument to be executed by and through its duly authorized officers the day and year first above written*

CARTUS FINANCIAL CORPORATION, A DELAWARE CORPORATION

By _____
Printed Name Ted Obendorfer
Title Assistant Vice President

STATE OF New Jersey)
COUNTY OF Burlington)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, Ted Obendorfer, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they are the Assistant Vice President of Cartus Financial Corporation, a Delaware Corporation, respectively, and that he/she, as such officer, executed and delivered the foregoing instrument for the purposes therein contained by signing the name of the corporation by themself as such officer

WITNESS MY HAND AND SEAL AT OFFICE, in Burlington County, this the 15 day of March, 2023

_____
NOTARY PUBLIC

My Commission Expires
3130127

This deed is prepared with information provided by STELTEMEIER & WESTBROOK, PLLC Preparer makes no representation with regard to the title

KYLE BERMUDEZ
NOTARY PUBLIC
STATE OF NEW JERSEY
ID # 50190423
MY COMMISSION EXPIRES MAR 30, 2027