Karen Johnson Davidson County
Batch# 995168 DEEDWARR
04/21/2023 02:11:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20230421-0029680

Prepared by & Return to:
David Marttala, Attorney
Premier Land Title & Escrow, LLC
879 Seven Oaks Blvd, Suite 600
Smyrna, TN 37167
File No: 067-23

STATE OF Tennessee
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Ashley Carnahan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th day of April, 2023

Teresa Taylor
Notary Public
My Commission Expires: 3-20-2027

TERESA TAYLOR STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Address of New Owner	Send Tax Bills To:	Map/Parcel ID
Fidel Sosa Menjivar 504 Bluewater Drive Nashville, TN 37217	CMG Mortgage, Inc. 3160 Crow Canyon Rd, Suite 400 San Ramon, CA 94583	Map/parcel: 136-14-0-079.00

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE

Maged Samuel, a married man and Lawrence Cammon, a married man, tenants in common

HEREINAFTER REFERRED TO AS THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Fidel Sosa Menjivar and Maricela Diaz Diaz, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), 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, and being all of Lot No. 109, Section 1, CASTLEGATE, as appearing of record in Book 4460, Page 115, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

SAID Lot No. 109 fronts 95.0 feet on the northerly side of Bluewater Drive and extends back between lines, 122.74 feet on the westerly line and 151.86 feet on the easterly line, to a dead line in the rear which measures 132.70 feet.

Being the same property conveyed to Maged Samuel, a married man, and Lawrence Cammon, a married man, tenants in common, by Warranty Deed from Millain Tuya-Meneses and Millard Brown, Heirs and Beneficiaries of The Estate of Samuel S. McClain, III, dated 9/23/2022 and recorded 9/26/2022 in Instrument No. 20220926-0106597, in the Register's Office for Davidson County, Tennessee.

Subject to all existing easements and all other matters shown on plat of record in Book 4460, Page 115, Register's Office for Davidson County, Tennessee.

This property was not a marital residence and as such is not subject to any homestead, dower or other marital interest as defined by statute.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

This is improved property known as: 504 Bluewater Drive, Nashville, TN 37217

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), their heirs and assigns forever; and I/We so covenant with the said GRANTEE(S) that I/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 I/We do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 17th day of April, 2023.

X _____ X _____

Maged Samuel

Lawrence Cammon

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within **Maged Samuel and Lawrence Cammon**, 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 (WARRANTY DEED) for the purposes therein contained.

Witness my hand and official seal this 17th day of April, 2023.

Torey Brown
Notary Public

My Commission Expires: 5/14/2026

TOREY BROWN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Shea McCauley, 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 4-17-23 (date of document).

Shea McCauley
Affiant Signature

4-21-23
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 21 day of April, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 7-1-25

NOTARY'S SEAL

