Karen Johnson Davidson County
Batch# 1002605 DEEDWARR
05/12/2023 11:45:30 AM 3 pgs
Fees: $18.00 Taxes: $2,183.00
20230512-0035573

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT230400067

WARRANTY DEED

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $590,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 11th day of May, 2023

Notary Public

MY COMMISSION EXPIRES: 3-6-2024

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vicente Osorio	CMG Home Loans	173-00-0-040.00
14566 Old Hickory Blvd.	3160 Crow Canyon Rd. Ste. 400	
Antioch, TN 37013	San Ramon, CA 94583	

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, WE,

Lake Maxwell Middleton, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Vicente Osorio Sanchez, and Yesenia C Hernandez Alfaro, Husband and Wife

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:

A Tract of land in the 5th, formerly 7th Civil District of Davidson County, Tennessee, being a part of the H.H. Stone Lands, and being designated as Tract No. 2 on a survey made November 28, 1947, by John D. Kerr, Surveyor, and described according to said survey as follows:

Beginning at a point in the center line of Old Hickory Boulevard, at the most southerly corner of Tract No. 2 and the southeast corner of Tract 4-B, in the original south line of the Stone land; thence leaving said Boulevard North 3° East 51.6 poles to a post; thence north 87° West 44 poles to the center line of Old Hickory Boulevard; thence with the center line of said Boulevard, South 33° East 16 poles to the corner of Tracts 4-A and 4-B and continuing with the center line of said road, along the line between Tracts 2 and 4-B, South 41° East 8 poles, South 53 1/2° East 8 poles, South 56° East 8 poles, South 46° East 8 poles, South 22° East 8 poles, South 18 1/2° East 8 poles, South 23° East 4.8 poles to the beginning, containing 6.6 acres, more or less.

Included in the above description but excluded therefrom is the .6 acres more or less conveyed to Viola Mae Helton recorded as Book 2993, Page 631, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

A tract of land in the 5th, formerly 7th, Civil District of Davidson County, Tennessee, being a part of the H. H. Stone lands, and being part of a tract designated as Tract No. 2 on a survey of said land made November 28, 1947, by John D. Kerr, Surveyor, and described according to a survey made by Hickerson and Miller, Engineers and Surveyors, November 9, 1956 for Mrs. G. H. Helton (Viola Mae Helton), as follows:

Beginning at a point in the center line of Old Hickory Boulevard at a nail driven in the center line of said pavement, said point being Donegan's south corner as set out in his deed of record in Book 1637, Page 409, Register's Office for Davidson County, Tennessee; thence North 2 degrees 15 minutes East 390.9 feet along an old fence and tree line to an iron pin set in said line; thence South 68 degrees 50 minutes West 160.5 feet to a point in the center line of said Old Hickory Boulevard indicated by a nail driven in said center line; thence with the center line of Old Hickory Boulevard the following calls and distances: South 31 degrees 48 minutes East 18.2 fest; South 22 degrees 22 minutes East 132 feet; South 19 degrees 09 minutes East 132 feet and South 22 degrees 45 minutes East 79.2 feet to the point of beginning said tract containing 0.6 acres, more or less.

BEING the same property conveyed to Lake Maxwell Middleton, by Warranty Deed from Brenda Joyce Gambill and Derek Michael Whittaker, dated 7/24/2020 and recorded 8/10/2020 in Instrument No. 20200810-0088739, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **14566 Old Hickory Blvd., Antioch, TN 37013**
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 our hands this 11th day of May, 2023.

Lake Maxwell Middleton

STATE OF TENNESSEE
COUNTY OF RUTHEREFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lake Maxwell Middleton the bargainor(s) 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 for the purposes therein contained.

Witness my hand and official seal at Smyrna, Tennessee, this 11th day of May, 2023.

Commission Expires:_____

Notary Public

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-22-2025

- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 5/11/23 (date of document).

Kirsten Virden

Affiant Signature

Date: 5/11/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 11th day of May, 2023.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

