Record and Return to:
Southern Title LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1004992 DEEDWARR
05/18/2023 10 28 10 AM 2 pgs
Fees $13 00 Taxes $980 50

20230518-0037242

(this space for recording info)

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $265,000.00.

AFFIANT

Subscribed and sworn to before me this the 16th day of May, 2023.

NOTARY PUBLIC

My commission expires. 7/27/27

Kayla R Johnson
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
1st Quality Title, LLC
987 Vesta Road
Lebanon, TN 37090

File # 23-1042 WILLIAMS

ADDRESS NEW OWNER(S) AS FOLLOWS.	SEND TAX BILLS TO.	MAP-PARCEL NUMBERS
Jenna Williams	CMG Mortgage, Inc. dba CMG Financial	
(NAME)	(NAME)	
112 Cheshire Ct	3160 Crow Canyon Rd. Ste 400	026-06-0-061 00
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	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, I, **Jack N. Wright, an unmarried person,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jenna Williams, a single woman,** 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 No. 32 on the Plan of Re-Subdivision of Windsor Green, Phase I, Section II, Lots 27-48 of record in Plat Book 6200, Page 233, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jack N. Wright, an unmarried person by Warranty deed from Phillip M. Holt and wife, Jennifer Holt, of record in Instrument No. 20090904-0083510 Register's Office for Davidson County, Tennessee, dated August 31, 2009 and recorded on September 04, 2009..

DESIGNATED as Tax ID: 026-06-0-061.00

This is
unimproved ☐
improved ☒ property known as 112 Cheshire Ct, Goodlettsville, TN 37072

(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 the 16th day of May, 2023.

Jack N Wright

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, notary of the aforesaid county, **Jack N. Wright, an unmarried person**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained. Witness my hand and official seal, this the 16th day of May, 2023.

Notary Public Stacie Robinson

My Commission Expires:

12/7/24

