Prepared By & Return To:
Southern Title, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075
23-0102

Karen Johnson Davidson County
Batch# 1005268 **DEEDWARR**
05/19/2023 09 51 07 AM 2 pgs
Fees $13 00 Taxes $943 50

20230519-0037654

STATE OF TENNESSEE
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000 00

Teresa Clan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12th day of May, 2023

Notary Public

Commission Expires _____

KIM DEBERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
My Comm Expires July 18, 2023

Address of New Owner	Send Tax Bills To:	Map & Parcel
Brandon Farrands	CMG Mortgage	026-06-0-076 00
105 Asbee Court	3160 Crow Canyon Rd	
Goodlettsville, TN 37072	San Ramon CA	94583

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,

Diane W. Simpson now known as Diane Simpson Curtis, married

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brandon Farrands, an unmarried man

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 132 on the Resubdivision of Lots 130 through 133, Windsor Green, Phase I, Section II, a Planned Unit Development, as of record in Book 6050, Page 159, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description

NOTE Resubdivision Plat in Book 6050, Page 159 voids, vacates and supercedes prior plat in Book 6250, Page 45, said Register's Office Plat in Book 6250, Page 31, as referenced on the current deed, applies to a different section

BEING the same property conveyed to Diane W Simpson by Warranty Deed from Robert P Murphy and wife, Angela W Murphy, dated 9/19/1990 and recorded 9/26/1990 in Book 8203, Page 549, Register's Office for Davidson County, Tennessee

David Curtis, spouse of Diane Simpson Curtis, joins in the execution of this instrument to convey his marital interest, if any, in subject property

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 pro-rated as of the date of closing and assumed by the Grantee herein

The foregoing legal description is the same as contained in the resource of title shown above

This is improved property known as 105 Asbee Court Goodlettsville, TN 37072

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 so 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 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 12th day of May, 2023

Diane Simpson Curtis

David Curtis

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Diane Simpson Curtis and David Curtis** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand and official seal at Hendersonville, Tennessee this 12th day of May, 2023

Notary Public
My Commission Expires 7/27/27

(Notary Seal)

