Karen Johnson Davidson County
Batch# 1007484 DEEDWARR
05/25/2023 10:34:30 AM 3 pgs
Fees: $18.00 Taxes: $651.20
20230525-0039438

WARRANTY DEED

STATE OF _____
COUNTY OF _____

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $176,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF MAY, 2023.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 8-22-2025

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Joseph Francis Kurek	CMG Mortgage, Inc. dba CMG Home Loans	Parcel ID: 107-13-0A-047.00-CO and
(NAME) 947 Coarsey Dr	(NAME) 3160 Crow Canyon Rd Ste 400	
(ADDRESS) Nashville, TN 37217	(ADDRESS) San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Hassan Mouchal, a single man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Joseph Francis Kurek*** 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:

* an unmarried man

Land in Davidson County, Tennessee, being a certain condominium known as Unit No. 947, in Four Maples Condominiums, a Horizontal Property Regime, as shown on the Plat of record in Book 5200, Page 283, in the Register's Office for said County, to which plan reference is here made for a more complete description.

Being the same property conveyed to Hassan Mouchal, a single man, by Warranty Deed from Robert D. Johnson, dated June 20, 2019 and recorded June 21, 2019 in Instrument No. 20190621-0059954, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 947 Coarsey Dr, 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 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 16 day of May, 2023

Hassan Mouchal

STATE OF TN

COUNTY OF Rutherford

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Hassan Mouchal, a single man, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th day of May, 2023.

Notary Public

My Commission Expires: 12-19-26

(SEAL)

BREANNA LAUX
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Certificate of Authenticity

I, Tonya Loftin, 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 5/16/2023.

Date

Tonya Loftin
Affiant Signature

May 24, 2023
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 24th day of May, 20 23.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 8-22-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)