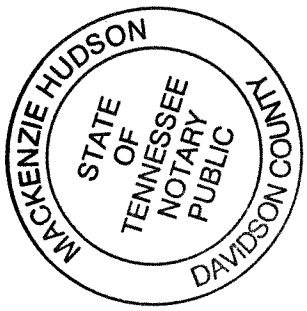
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of May, 2023.

Notary Public

MY COMMISSION EXPIRES: 9-8-25

(AFFIX SEAL)

File No.: RPR-23-3740-3rd

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Juan C. Diaz Padilla and Fernanda Garcia	CMG Mortgage Inc. dba CMG Home Loans	151 01 0A 127.00
(NAME)	(NAME)	
3740 Waterford Way Nashville, TN 37013	3160 Crow Canyon Road Suite 400 San Ramon, CA 94583	
(ADDRESS)	(ADDRESS)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **TORIAN DESHAWN BURCH**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **JUAN C. DIAZ PADILLA, UNMARRIED, AND FERNANDA GARCIA, UNMARRIED**, hereinafter called the Grantee(s), their heirs and assigns, that 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. 127 on the plan of Chatham Pointe, as of record in Book 6900, Pages 444, 445, 446 and 447, inclusive, in the Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Joy E. Phillips, an unmarried person, from Ken Lockey Homes, Ltd. of Tennessee, Inc., a Tennessee Corporation, by Warranty Deed dated June 22, 1992, recorded June 24, 1992, in Book 8658, Page 805, in the Register's Office for Davidson County, Tennessee. The said Joy E. Phillips, also known as Joy Ellen Phillips, having died October 24, 2022, intestate, leaving Peggy J. Phillips, Winnie S. Robinson, Darin Phillips, also known as Dairn A. Phillips, Alfire [sic] P. Healey also known as Alfrie P. Healey, Cynthia D. Phillips, and James W. Phillips as her Heirs-at-Law, pursuant to Affidavits of Heirship recorded in Instrument No's. 20230105-0001084, 20230105-0001085 and 20230531-0040870, in the Register's Office of Davidson County, Tennessee. The Affidavit of Heirship recorded in Instrument No. 20230105-0001085 having been replaced with the Affidavit of Heirship recorded in Instrument No. 20230531-0040869 Reference is also made to Order filed in Docket 22P2201, in the Probate Court of Davidson County, Tennessee.

Being the same property conveyed to Torian Deshawn Burch from James W. Phillips, by Quitclaim Deed dated December 2, 2022, recorded December 7, 2022, in Instrument No. 20221207-0127689, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Torian Deshawn Burch from Alfrie P. Healey, by Quitclaim Deed dated November 25, 2022, recorded December 7, 2022, in Instrument No. 20221207-0127690, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Torian Deshawn Burch from Darin Phillips, also known as Darin A. Phillips, by Quitclaim Deed dated December 2, 2022, recorded December 7, 2022, in Instrument No. 20221207-0127691, in the Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 1009842 DEEDWARR
06/01/2023 09:48:30 AM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20230601-0041249

202306010041249

Being the same property conveyed to Torian Deshawn Burch from Cynthia D. Phillips, by Quitclaim Deed dated November 25, 2022, recorded December 7, 2022, in Instrument No. 20221207-0127692, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Torian Deshawn Burch from Peggy J. Phillips, by Quitclaim Deed dated December 1, 2022, recorded December 7, 2022, in Instrument No. 20221207-0127693, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Torian Deshawn Burch from Winnie S. Robinson, by Quitclaim Deed dated November 26, 2022, recorded December 7, 2022, in Instrument No. 20221207-0127694, in the Register's Office for Davidson County, Tennessee.

This property was not used as the marital home of Torian Deshawn Burch.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 3740 Waterford Way, Nashville (Antioch), TN 37013
(House Number) (Street) (City or Town) (State) (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 GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 31st day of May, 2023.

Torian Deshawn Burch

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of May, 2023, before me personally appeared Torian Deshawn Burch, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 31st day of May, 2023.

Notary Signature
My commission expires: May 7, 2024

RYAN WESLEY PRATT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 7, 2024

RETURN TO:

Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210
(615) 515-7171

Certificate of Authenticity

I, Natalie A. McKee, 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 May 31, 2023.

Affiant Signature

5/31/2023
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 31st day of May, 2023.

Notary's Signature

My Commission Expires: May 7, 2024

Notary's Seal

RYAN WESLEY PRATT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 7, 2024

File No. RPR-23-3740-3rd