WARRANTY DEED

Karen Johnson Davidson County
Batch# 1017611 DEEDWARR
06/22/2023 08:37:30 AM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20230622-0047243

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF JUNE, 2023.

Notary Public

MY COMMISSION EXPIRES: 4-13-25
(AFFIX SEAL)

CHERRE FRANKLIN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025

THIS INSTRUMENT WAS PREPARED BY
Pillar Title and Escrow, LLC, 1114 17th Ave. S. Suite 202, Nashville, TN 37211

File No.: NAS1063-23

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Taylor Pennington	CMG Home Loans	091-05-0W-003.00-CO
(NAME) 674 James Ave	(NAME) 3160 Crow Canyon Rd, Ste. 400	
(ADDRESS) Nashville, TN 37209	(ADDRESS) San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Five Hundred Thousand And No/100 Dollars ($500,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **ALEXA RAYE HOWARD, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TAYLOR PENNINGTON, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEE, 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. 3 on the Plan of The Rows at the Annex a Horizontal Property Regime with Private Elements, as stated and Recorded in Instrument No. 20180516-0046957, as amended in Instrument No. 20190814-0080842, 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 Alexa Raye Howard, an unmarried woman by Warranty deed from Heath Comerford and Suzanne Adkisson NKA Suzanne Comerford, husband and wife of record in Instrument No. 20200904-0101428 Register's Office for Davidson County, Tennessee, dated September 4, 2020 and recorded on September 4, 2020.

This is improved ☒ property, known as 674 James Ave, Nashville, TN 37209

(House No.) (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 our hands this the 13th day of June, 2023

Alexa Rayé Howard

State of Tennessee
County of DAVIDSON

On this the 13th day of June, 2023, before me personally appeared, **Alexa Raye Howard**, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person (or person's) fee act and deed.

Witness my hand, at office, this the 13th day of June 2023.

Notary's Signature (Seal)
My commission expires: 1-4-27

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Yvette Meldrum, 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 June 13, 2023.

Signature
June 13, 2023
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this June 13, 2023

Notary's Signature

My Commission Expires: 4-13-25

