Karen Johnson Davidson County
Batch# 1021211 DEEDWARR
06/30/2023 09:50:30 AM 3 pgs
Fees: $18.00 Taxes: $1,454.10
20230630-0050044

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Fidelity Residential Solutions
2600 Dallas Parkway
Suite 101
Frisco, TX 75034
877931 2023-07526

CHELSEA FLORES
NOTARY PUBLIC
STATE OF TENNESSEE
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $ 393,000.00

Affiant

Subscribed and sworn to before me, this the 27th day of June, 2023.

Chelsea Flores
Notary Public

My commission expires: 11/28/26
(Affix Seal)

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
NAME: Carolyn Yoder and Jon Yoder	NAME: CMG Mortgage, Inc
4873 Shasta Dr	3160 Crow Canyon Rd Ste 400
STREET ADDRESS: Old Hickory, TN 37138	STREET ADDRESS: San Ramon, CA 94583
MAP & PARCEL NO.: 065-05-0-019.00	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Kristina Thompson and Kevin Thompson, wife and husband hereinafter called Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto

Carolyn Yoder and Jon Yoder, wife and husband,

hereinafter called Grantee, his/her heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson COUNTY, STATE OF TENNESSEE, more particularly described as follows:

Being Lot No. 428 on the Plan of Sherwood Forest, Section 4, a plat of which is of record in Book 4460, Pages 182 and 183, in the Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more complete description.

Being the same property conveyed to Kristina Thompson and husband, Kevin Thompson by Deed dated December 16, 2019 from Brenda M. Mosley, an unmarried woman, recorded December 26, 2019, in Instrument Number 20191226-0133197, in the Official Records of Davidson County, Tennessee.

This is improved property known as: 4873 Shasta Drive, Old Hickory, TN 37138

To have and to hold the said tract or parcel of land, with all the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY/OUR SIGNATURE(S) THIS 15 day of May, 2023

X _____
Kristina Thompson

X _____
Kevin Thompson

State of Florida } ss
County of Broward

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Kristina Thompson, Married (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 15 day of May, 2023.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

CATHERINE REYES PORRO
MY COMMISSION # HH 254135
EXPIRES: April 17, 2026

Catherine Reyes Porro
Notary Public
My commission expires April 17, 2026

State of Florida } ss
County of Broward

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Kevin Thompson, Married (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 15 day of May, 2023.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

CATHERINE REYES PORRO
MY COMMISSION # HH 254135
EXPIRES: April 17, 2026

Catherine Reyes Porro
Notary Public
My commission expires April 17, 2026

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 27, 2023.

J. Carlton Drumwright

June 27, 2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on June 27, 2023.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY