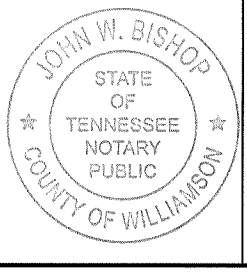
WARRANTY DEED



State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $607,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of July, 2023

Notary Public

MY COMMISSION EXPIRES: 8-20-2023

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William J. Mugford	CMG Mortgage, Inc.	180-03-0-A-054.00 CO
(NAME)	(NAME)	
412 Holt Creek Court	3160 Crow Canyon Rd. Ste 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **LindaMarie K. B. Wood, married,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William J. Mugford and Rose C. Mugford, husband and wife,** 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. 25 on the plan of Section 2A, Stone Creek Park, of record in Book 9700, page 669, amended in Instrument No. 20070112-0005043, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

BEING the same property conveyed to LindaMarie K. B. Wood, married, by Warranty Deed from Drees Premier Homes, Inc. f/k/a Drees Preferred Collection, Inc., an Ohio corporation, dated January 18, 2002, of record in Instrument No. 20020128-0011375, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 412 Holt Creek Court, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

The subject property is not and has never been the primary residence of said Grantor, therefore, her spouse is not required to join in this conveyance.

Karen Johnson Davidson County
Batch# 1029599 DEEDWARR
07/24/2023 09:03:30 AM 3 pgs
Fees: $18.00 Taxes: $2,245.90
20230724-0056642

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 I do covenant with the said GRANTEES that I am 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 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 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.

This conveyance is subject to the following: Taxes for the year 2023, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the plan of record in Book 9700, page 669, amended in Instrument No. 20070112-0005043; Restrictions of record in Instrument No. 20010719-0076875 and Instrument No. 20020722-0087705; Articles of Incorporation/Charter of record in Book 10324, page 358; all of record in the Register's Office for Davidson County, Tennessee.

Witness my hand this 21st day of July, 2023.

LindaMarie K. B. Wood

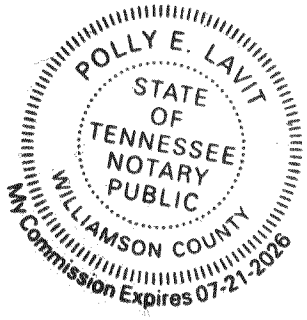
State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared LindaMarie K. B. Wood, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 21st day of July, 2023.

Notary Public
My Commission Expires: _____

File No.: 37567



True Copy Certification

I, **Pam Autry,** 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 this the 21st day of July, 2023.

Affiant Signature

Date 7/21/23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 21 day of July, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON