Karen Johnson Davidson County
Batch# 1030360 DEEDWARR
07/25/2023 12:37:30 PM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20230725-0057363

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $330,000.00

Jennifer Russell
Affiant

Subscribed and sworn to before me, this 25 day of July, 2023.

Notary Public
My commission expires: 10/21/2024

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Gregory Brody	**CMG Mortgage, Inc.**	**11908010600**
726 Greymont Dr	**3160 Crow Canyon Rd Ste 400**	
Nashville, TN 37217	**San Ramon, CA 94583**	

FOR AND IN 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 ACKNOWLEDGE, WE,

Jimmie O Weatherspoon, single man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Gregory Brody, a single man

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. 72, on the map of Glencliff Estate, Section II, of record in Book 1130, Page 77, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Jimmie O Weatherspoon and wife, Reba J Weatherspoon, by Warranty Deed from Billy Joe Barrett and wife, Patricia Barrett, dated March 15, 1973, of record in Book 4690, Page 813, in the Register's Office for Davidson County, Tennessee. Reba J Weatherspoon died October 25, 2021 leaving Jimmie O Weatherspoon as the sole surviving tenant. Jimmie O Weatherspoon is one in the same as Jimmy O Weatherspoon.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 726 Greymont 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 in 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.

Jimmie O Weatherspoon Date: 7/21/23

Jimmie O Weatherspoon

STATE OF TN

COUNTY OF Montgomery

Personally appeared before me, a Notary Public of said County and State, Jimmie O Weatherspoon, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21 day of July, 2023.

KATRINA WALL
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 16, 2026
COUNTY OF MONTGOMERY

NOTARY PUBLIC

My Commission Expires: _____

Certificate of Authenticity

I, Krista Traini, 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 7/21/2023.
Date

Affiant Signature

7/24/2023
Date

State of TN
County of Montgomery

Sworn to and subscribed before me this 24 day of July, 2023.

Notary's Signature
My Commission Expires:

Notary's Seal (if on paper)

KATRINA WALL
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 16, 2026
COUNTY OF MONTGOMERY