Karen Johnson Davidson County
Batch# 1034735 DEEDWARR
08/04/2023 03:08:30 PM 3 pgs
Fees: $18.00 Taxes: $888.00
20230804-0060576

WARRANTY DEED

CHELSEA SHORES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF AUGUST, 2023.

Chelsea Shores
Notary Public

MY COMMISSION EXPIRES: 11/28/26
(AFFIX SEAL)

W-P-23-520

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kristin Lett	CMG Mortgage, Inc	
(NAME)	(NAME)	**034-05-0A-039.00-CO**
520 Thomas Jefferson Circle	3160 Crow Canyon Rd Ste 400	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **BRENNA NICHOLE ADAMS, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KRISTIN LETT, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 Unit** No. 39 on the Plan of Monticello Manor of record in Plat Book 6250, Page **551, 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 Brenna Nichole Adams, a single woman by Warranty Deed from Roberta Darnez Pope, an unmarried person of record in Instrument no. 20200929-0112279, Register's Office for Davidson County, Tennessee, dated September 25, 2020 and recorded on September 29, 2020.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years.
- All matters shown on the Plan of record in Plat Book 6250, Page 551, Plat Book 421, Page 44 and Plat Book 6200, Page 54, Register's Office for Davidson County, Tennessee.
- Declaration of Covenants, **Conditions** and Restrictions and By-Laws of record in Book 6643, Page 950, Book 6643, Page 958, as amended in Book 11259, page 994 and Instrument No. 20050228-0021548, Register's Office for Davidson County, Tennessee.
- Charter for Monticello Manor Homeowners Association of record in Book 6643, Page 966, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed for common areas to Monticello Manor Homeowner's Association Inc. of record in Book 6716, Page 749 as re-recorded in Book 6717, Page 362, in the Register's Office for Davidson County, Tennessee.
- Easements of record in Book 3370, Page 148, Book 3370, Page 156 and Book 4530, Page 215, Book 1229 Page 138, in the Register's Office for Davidson County, Tennessee.
- Easement Deed by Court Order in Settlement of Landowner action- Lightnet Lines of record in Instrument No. 20140114-0003779, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **520 Thomas Jefferson Circle, Madison, Tennessee 37115**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), 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 the 4th DAY OF AUGUST, 2023.

Brenna Nichole Adams by Margaret Means
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARGARET MEANS, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of BRENNA NICHOLE ADAMS, and who acknowledged he/she/they executed the same as the free act and deed of the said BRENNA NICHOLE ADAMS.

Witness my hand and official seal, this the 4th of August, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

KARA L. WALL
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
05/09/2026
COUNTY OF DAVIDSON

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

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 August 4, 2023.

J. Carlton Drumwright

August 4, 2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on August 4, 2023.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY