Prepared by
Tennessee Title & Escrow Affiliates LLC
206 Gothic Court, Suite 300
Franklin, TN 37027

Karen Johnson Davidson County
Batch# 1056046 DEEDWARR
10/02/2023 09 49 58 AM 2 pgs
Fees $13 00 Taxes $1,328 30

20231002-0076988

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ MAURY

The actual consideration or value whichever is greater, for this transfer is $359 000 00

Connie L. Cothran
Affiant

Subscribed and sworn to before me this 28th day of Sept. 2023

Brittany P. Liggett
Notary Public
My commission expires 05/20/2026

BRITTANY P. LIGGETT STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Tristan Brown	CMG Mortgage Inc. DBA	188-10-0A-334.00
817 Goswell Drive	CMG Financial	
Nolensville, TN 37135	3160 Crow Canyon Rd, Suite 400	
	San Ramon, CA 94583	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10 00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Hallie Chisolm, an unmarried woman,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Tristan Brown, an unmarried man,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows

Land in Davidson County, Tennessee, being Lot No 334 on the Plan of Phase 7, Section 1A, Carothers Crossing of record on Plat at Instrument No 20200910-0103215, 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 Hallie Chisolm, married woman, by Warranty Deed from Regent Homes, LLC, a Tennessee limited liability company, dated April 29, 2021 of record as Instrument No 20210430-0058469, Register's Office for Davidson County, Tennessee The previous deed incorrectly identified the Grantee She was unmarried at the time she purchased the property

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises Subject to the easements and restrictions of record in the Register's Office for Davidson County, Tennessee

This property is improved property known as 817 Goswell Drive, Nolensville, TN 37135

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 Grantors covenant with Grantee(s) that Grantor(s) are 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 Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this the ~~28th~~ 27th HC day of September, 2023

Hallie Chisolm

STATE OF Mississippi
COUNTY OF Madison

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Hallie Chisolm,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand and official seal at Franklin, Tennessee, this the ~~28th~~ 27th ABW day of September, 2023

Notary Public

My Commission expires. 3/25/2025

FILE NO 2023087787

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 23451 ALBERT B. WHITE Commission Expires March 25, 2025 MADISON COUNTY