ANGELA HYDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 10/21/2024

WARRANTY DEED

SMALL-H23259

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $173,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 29th DAY OF September, 2023.

(Affix Seal) Notary Public

My Commission Expires: 10/21/24

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Vernetta Joann Small	CMG Mortgage, Inc. dba CMG Financial	043.13-0A-058.00 CO
323 Forest Park Road, #5-8	810 Cresent Centre Drive, Ste 320	
Madison, TN 37115	Franklin, TN 37067	

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, I/we, RICHARD HARGROVE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto VERNETTA JOANN SMALL, SINGLE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Apartment Unit Number 5-8, of Robin Hood Condominium created under Title 64, Sections 2701 et seq., as amended Tennessee Code Annotated, and as established by a Master Deed, which was executed by Grantor, of record in Book 5388, Page 524, register's Office for Davidson County, Tennessee, reference being made to the said Master Deed, Exhibit "A" for the source of title of the said Grantor, and to Exhibit "A-1" thereto for a specific identification and description of the apartment herein conveyed, and as shown on the plat of Robin Hood Condominium Apartments, of record in Book 5200, Page 124, Register's Office, to which reference is hereby made.

Being the same property conveyed to Richard Hargrove by deed from Sandra L. Thompson and husband, Robert Preston Thompson, II and Kimberly Vincent of record in Book 11367, Page 751, recorded on 03/04/1999, Register's Office for Davidson County, Tennessee.

Previously conveyed to Sandra L. Thompson and husband, Robert Preston Thompson II and Ruby E. Resha by Warranty Deed from Robert P. Petre, unmarried recorded 10/03/1994 in Book 9480, Page 984, Ruby E. Resha having died on 08/29/1998, leaving Richard Hargrove and Kimberly Vincent as sole heirs at law.

This is (X) improved property known as 323 Forest Park Road, #5-8, 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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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.

Karen Johnson Davidson County
Batch# 1057212 DEEDWARR
10/03/2023 02:35:30 PM 3 pgs
Fees: $18.00 Taxes: $640.10
20231003-0077824

Witness my/our hand(s) this 29 day of September, 2023 :

Richard Hargrove

STATE OF Tennessee
COUNTY OF Sumner

Personally appeared before me, Angela Hyde, a Notary Public in and for said County and State, the within named RICHARD HARGROVE, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Hendersonville, Tennessee, this 29 day of September, 2023.

Notary Public

My Commission Expires: 10/21/24

ANGELA HYDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 10/21/2024

Tennessee Certification of Electronic Document

I, Umylenn, 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 9/29/2023 (date of document).

Affiant Signature

10/03/2023
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 3 day of October, 2023.

Notary's Signature

NOTARY'S SEAL

ANGELA HYDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 10/21/2024

MY COMMISSION EXPIRES: