Prepared By and Return to:
Thurber Law, LLC
3340 Peachtree Rd., N.E. Suite 2570
Atlanta, GA 30326

Karen Johnson Davidson County
Batch# 1064116 DEEDWARRSP
10/24/2023 08:30:30 AM 6 pgs
Fees: $33.00 Taxes: $503.20
20231024-0083103

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP/PARCEL NUMBERS:
(Name) Jose Lorenzo Franco Ramirez and Maria Dolores Aguirre Rizo	(Name) Jose Lorenzo Franco Ramirez and Maria Dolores Aguirre Rizo	04600007900
(Address) 2660 Mosley Ferry Rd	(Address) 2660 Mosley Ferry Rd	
(City) (State) (Zip) Ashland City, TN 37015-6017	(City) (State) (Zip) Ashland City, TN 37015-6017	

THIS SPECIAL WARRANTY DEED is executed, made and entered into as of the day and year set forth below by **Carrington Mortgage Services LLC**, ("Grantor"), in favor of **Jose Lorenzo Franco Ramirez and Maria Dolores Aguirre Rizo** ("Grantee").

FOR AND IN CONSIDERATION of the sum of **One Hundred Thirty Six Thousand Dollars and No Cents ($136,000.00)**, cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, , Grantor, has this day bargained and sold, and does hereby transfer and convey unto, the Grantees herein, their successors, heirs and assigns, that certain property located in Davidson County, Tennessee, and being more particularly described on Exhibit A attached hereto.

This conveyance is made subject to all matters set forth on Exhibit "B."

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the Grantees their successors, heirs and assigns forever.

Grantor warrants the title against all persons claiming under Grantor, but not otherwise.

Whenever 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 26th day of September, 2023.

GRANTOR:

Carrington Mortgage Services LLC by LRES Corp., authorized agent for Compu-Link Corporation, dba Celink as attorney in fact

By: M Westhuis
Name: Michele Westhuis
Its: Office and Accounting Manager

State of Pennsylvania
County of Montgomery

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid Michele Westhuis who acknowledged to me that she/he is Office and Accounting Manager of LRES Corp., authorized agent for Compu-Link Corporation, dba Celink as attorney in fact on behalf of Carrington Mortgage Services LLC, and that in its capacity as attorney-in-fact for she/he executed, signed and delivered the above and foregoing instrument after having been authorized by said Grantor to do so.

Given under my hand and seal this the 26th day of September, 2023.

Heather M Deal
Notary Public Heather M. Deal
My Commission Expires: 10/27/2023

Commonwealth of Pennsylvania - Notary Seal
Heather M. Deal, Notary Public
Montgomery County
My commission expires October 27, 2023
Commission number 1265271

SPECIAL WARRANTY DEED

State of Georgia
County of Fulton

The actual consideration or value, whichever is greater, for this transfer is $136.000.00.

Affiant

Subscribed and sworn to before me this 28th September, 2023

Wendy G Claar
Notary Public

WENDY G CLAAR
NOTARY PUBLIC
My Commission Expires
March 12, 2026
PAULDING COUNTY, GEORGIA

My Commission Expires: 3-12-26

SPECIAL WARRANTY DEED

EXHIBIT "A"

Land in the 13th Civil district of Davidson County, Tennessee, being a part of the property conveyed to Janel Williams, trustee, by Deed from Tyree Harris, trustee, of record in Book 3570, Page 91, Register's Office for said county, described as follows:

Beginning in the center line of Bull Run Road at a point 2166 feet Northeast from the Northeast Corner of the property conveyed to Blanche Anderson, of record in Book 2704, Page 94, Register's Office Davidson County, Tennessee, and running thence with the centerline of Bull Run Road North 57 Degrees 30 minutes East, 100 feet; thence South 20 degrees East 518 feet; thence South 2 degrees 30 Minutes West 1120 feet; thence South 80 degrees West 41 feet; thence North 2 degrees 30 minutes East 1081 feet; thence north 27 degrees 20 minutes West 547 feet to the point of beginning and containing 2.0 acres more or less.

Being the same property conveyed to Carrington Mortgage Services LLC by Quit Claim Deed recorded simultaneously herewith in the Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

Permitted Encumbrances

1. The lien of taxes and assessments for the current year and subsequent years;

2. Matters that would be shown by an accurate survey and inspection of the property;

3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;

4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);

5. All roads and legal highways;

6. Rights of parties in possession (if any); and

7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.

Tennessee Certification of Electronic Document

I, Jason E. Thurber, 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 09/26/2023 (date of document).

Affiant Signature

09/28/2023
Date

State of GA

County of Fulton

Sworn to and subscribed before me this 28th day of September, 2023.

Wendy G Claar
Notary's Signature

MY COMMISSION EXPIRES: 3-12-26

NOTARY'S SEAL

