Karen Johnson Davidson County
Batch# 1071176 DEEDWARR
11/13/2023 03:52:30 PM 3 pgs
Fees: $18.00 Taxes: $2,719.50
20231113-0088521

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $735,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF NOVEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

THIS INSTRUMENT WAS PREPARED BY
R. Houston Akin, Mockingbird Title & Escrow Services, LLC, 615 Main Street, Suite B25, Nashville, TN 37206

File No.: 23-10-0325-CD

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Jarrod Holley	CMG Mortgage, Inc dba CMG Home Loans	082 04 0 378.00
(NAME)	(NAME)	
919 McFerrin Avenue	3160 Crow Canyon Rd. Ste 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Seven Hundred Thirty-Five Thousand And No/100 Dollars ($735,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, WILLIAM GANT AND TONI GANT, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JARROD HOLLEY, AN UNMARRIED MAN, HEREINAFTER CALLED THE GRANTEE, HIS 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. 7 on the Map of Lookaway Subdivision, as of record in Book 843, Page 51, Register's Office for said County.

Said Lot No. 7 fronts 50 feet on the Easterly side of McFerrin Avenue and runs back between parallel lines 144 feet more or less to a dead line, according to survey of Hal T. Swann, Jr., Surveyor, dated August 13, 1962.

Being the same property conveyed to William Gant and Toni Gant, by Quitclaim Deed from The Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Instrument No. 20120613-0051686, in the Register's Office of Davidson County, Tennessee, dated June 11, 2012 and recorded on June 13, 2012.

Being the same property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, by Final Decree Confirming Sale from Claudia C. Bonnyman, Clerk and Master, of record in Book 11215, Page 534, in the Register's Office of Davidson County, Tennessee, dated November 03, 1998 and recorded on November 23, 1998.

Being the same property conveyed to Morse Henry Coleman, single, by Warranty Deed from Pearl Smith, unmarried, of record in Book 3435, Page 43, in the Register's Office of Davidson County, Tennessee, dated September 24, 1962 and recorded on September 25, 1962.

unimproved ☐
This is improved ☒ property, known as 919 McFerrin Avenue, Nashville, TN 37206
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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.

Witness our hands this 13th day of November, 2023.

William Gant

Toni Gant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of November, 2023, before me, the undersigned, personally appeared William Gant and Toni Gant to me known to be the persons described in and who executed the foregoing instrument, and who acknowledged the execution of same to be their free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

NOTARY PUBLIC

My Commission Expires: 5/9/26

ROBERT HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

True Copy Certification

I, **Tonya Cherry,** 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 this the 13 day of November, 2023.

Affiant Signature

Date 11/13/23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 13 day of November, 2023.

Notary's Signature
MY COMMISSION EXPIRES: _____



