This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $420,000.00.

Affiant

Subscribed and sworn before me this the 22nd day of December, 2023.

Notary Public
My commission expires: 9/15/2027

RACHEL L. GIVENS STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Karen Johnson Davidson County
Batch# 1085065 DEEDWARR
12/22/2023 10:11:30 AM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20231222-0098784

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Ibis E. Rosales Palma	CMG Mortgage, Inc. dba CMG Home Loans	173-04-0A 358.00
5537 Oak Chase Dr.	3160 Crow Canyon Road, Ste 400	
Antioch, TN 37013	San Ramon, CA 94583	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **PAUL R. CHIAMIS AND DIANA L. CHIAMIS, husband and wife,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **IBIS E. ROSALES PALMA, a married woman,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 327 on the Plan of Oak Highlands, Section Four, a Planned Unit Development, of record in Instrument No. 20040128-0010661, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to Paul R. Chiamis and Diana L. Chiamis, husband and wife, by deed dated 11/19/2004, from S & Y Construction, Inc., a Tennessee Corporation, of record in Instrument No. 20041124-0140848, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 5537 Oak Chase Dr., Antioch, TN 37013.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

PRC
DLC

Witness my hand this the 21st day of December, 2023.

Paul R. Chiamis

Diana L. Chiamis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

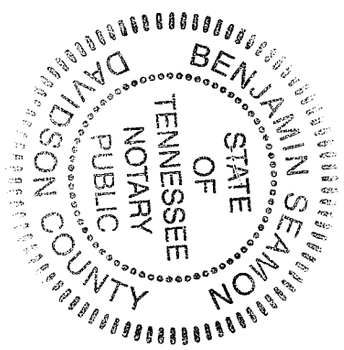
Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Paul R. Chiamis and Diana L. Chiamis**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of December, 2023.

My commission expires:

9-7-26

Notary Public



Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 12/21/2023.

Affiant Signature

12/22/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 22nd day of December, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY