Karen Johnson Davidson County
Batch# 1103854 DEEDWARR
02/22/2024 03:23:30 PM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20240222-0012323

LIZ DAVIS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $325,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 20th day of February, 2024.

NOTARY PUBLIC

My commission expires: 3.8.25

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Pamela Semple	CMG Mortgage, Inc dba CMG Home Loans	075-12-0F-002.00 CO
(NAME)	(NAME)	
735 Tulip Grove Road, Unit 102	3160 Crow Canyon Road, Ste 400	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	San Ramon, CA 94583	

Warranty Deed

For and in Consideration of the sum of $10.00 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 **Carlina M. Freeman-Paredes, an unmarried woman,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Pamela Semple, an unmarried woman**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 2, and also being known as Unit No. 102 on the plan of Boundary Exhibit of Unit Foundations, Tulip Cove Townhomes (Phase 2), as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Tulip Cove, a Horizontal Property Regime with Private Elements of record as Instrument No. 20050525-0059119, and amended as Instrument Nos. 20080103-0000699 and 20120521-0043906, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to CARLINA M. FREEMAN-PAREDES, AN UNMARRIED WOMAN, by deed from BILLY M. BEECHAM AND WIFE, GEORGIANNA SINGLETON-BEECHAM, of record as Instrument No. 20150803-0076366, dated July 24, 2015, said Register's Office.

This property is __unimproved _X_improved property known as: 735 Tulip Grove Road, Unit 102, Hermitage, TN 37076.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

Carlina M. Freeman -Paredes being one in the same as C.M.F. Paredes and Carlina M Paredes.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office

of the Register of Deeds where the real property is situated.

Witness our hands this 20th day of February, 2024.

Carlina M. Freeman-Paredes

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Carlina M. Freeman-Paredes, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th day of February, 2024.

Notary Public
My Commission Expires:



$3.60 E-RECORDING PAGE FEE

CERTIFICATE OF AUTHENTICITY

I, Kim Rogers do hereby make oath that I am a licensed attorney and/or 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 2-20-24.

Kim Rogers
Affiant
Date: 2-20-24

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 20 day of February, 2024

Liz Davis
Notary Public

My Commission Expires: 3-8-25

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY