WARRANTY DEED

PONDA CULBERSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-28-2027

G-CRE-24-4703

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $742,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF MARCH, 2024.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kristen Lytle	CMG Mortgage Inc	
(NAME)	(NAME)	**061-08-0-100.00**
4703 Log Cabin Road	3160 Crow Canyon Road Suite 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **KARISA LOCKE, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KRISTEN LYTLE, A MARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the West part of Lot No. 1 and the West part of the North part of Lot No. 2 of George C. Nolen's Subdivision of a 10-acre tract in the 11th Civil District, not of record, and described as follows:

Beginning at an iron pin in the South margin of Log Cabin Road at the Northwest corner of Lot No. 1; thence, along the rear lines of Lots Nos. 1 and 2 Southerly 260 feet to a point, the corner of Lots Nos. 2 and 3; thence, Easterly, but not along the rear line between said Lots Nos. 2 and 3, 98.76 feet to an iron pin which is 118.52 feet West of the West margin of Camelia Place; thence, Northerly 198.64 feet to an iron pin in the South margin of Log Cabin Road; thence, with the margin of the same Northwesterly 118.02 feet to the beginning, as by survey made by James A. Hamilton, Jr., September 4, 1950.

Being the same property conveyed to Karisa Locke, married by Warranty Deed from Tyler Ward, unmarried, dated November 22, 2021 and recorded November 29, 2021 in Instrument No. 20211129-0157355, Register's Office of Davidson County, Tennessee.

Sean Michael Locke is joining in the execution of this warranty deed to convey any and all interest he may have to said property.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years, a lien not yet due and payable.
- Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4703 Log Cabin Road, Nashville, Tennessee 37216**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 # 1111908 DEEDWARR
03/18/2024 09:04:17 AM 2 pgs
Fees: $13.00 Taxes: $2,747.25

20240318-0018352

Witness my/our hand(s) this the 13th DAY OF MARCH, 2024.

Karisa Locke

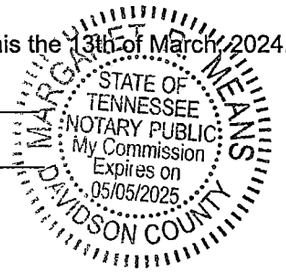
Sean Michael Locke

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 13th of March, 2024.

Notary Public
My Commission Expires:
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 13th of March, 2024.

Notary Public
My Commission Expires:
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212