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 MONTGOMERY

Actual consideration or value, whichever is greater is $500,000.00.

Affiant

Subscribed and sworn before me this the 22nd day of March, 2024.

Notary Public
My commission expires: 7/9/24

TORI COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1114135 DEEDWARR
03/22/2024 02:35:30 PM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20240322-0020188

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
David Muniz	CMG Mortgage, Inc.	025-16-0 033.00
119 Garrett Drive	3160 Crow Canyon Road, Suite 400	
Goodlettsville, TN 37072	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, RANDY RUDDER, MARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to DAVID MUNIZ, AN UNMARRIED MAN, AND VIANNEY MUNIZ, AN UNMARRIED WOMAN, AS JOIN TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, 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. 6, on the plan of GOODLETTSVILLE HEIGHTS, SECTION III, as shown on plat of record in Plat Book 1835, Page 98, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Said Lot 6 fronts 169 feet on the Southeasterly side of Garrett Drive and extends back 371.4 feet on the Northeasterly line and 366.2 feet on the Southwesterly line, to a dead line, which is broken line, measuring 170.5 feet thereon.

Being the same property conveyed to Randy Rudder, Married, by Warranty Deed from Judy Faye Eldridge, Unmarried, of record in Instrument No. 20230502-0032354, in the Register's Office of Davidson County, Tennessee, dated April 28, 2023, and recorded on May 02, 2023.

Being the same property conveyed to Kenneth Dwight Eldridge, by Warranty Deed from Judy Faye Eldridge, of record in Book 5938, Page 866, in the Register's Office of Davidson County, Tennessee, dated September 14, 1982, and recorded on September 20, 1982. The said Kenneth Dwight Eldridge died February 01, 2022 testate, devising subject property to Judy Faye Eldridge. See Probate Case 22P2177, Davidson County Probate Court.

Being the same property conveyed to Kenneth Dwight Eldridge and wife, Judy Faye Eldridge, by Installment Deed from Dean F. Bishop and wife, Lois R. Bishop, of record in Book 5633, Page 539, in the Register's Office of Davidson County, Tennessee, dated August 01, 1980, and recorded on August 05, 1980.

The said property having never been the Grantor's primary marital residence.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 119 Garrett Drive, Goodlettsville, TN 37072.

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.

Witness my hand this the 22nd day of March, 2024.

Randy Rudder

Randy Rudder

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Randy Rudder, 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 22nd day of March, 2024.

My commission expires:

9-7-26

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **March 22, 2024**.

Affiant Signature

03/22/2024
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **March 22, 2024**.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY