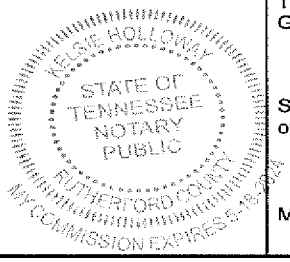
Karen Johnson Davidson County
Batch# 1115290 DEEDWARR
03/26/2024 03:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,237.28
20240326-0021085

WARRANTY DEED



State of Tennessee
County of Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $334,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of March, 2024

Notary Public

MY COMMISSION EXPIRES: May 18, 2024

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 721 President Place, Suite 100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Guillermina Rayo Mejia Dorisdama Martinez Rayo	CMG Mortgage Inc. dba CMG Home Loans	050-13-0 042.00
(NAME)	(NAME)	
2165 W Richmond Hill Drive	3160 Crow Canyon Road, #400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Down Home Construction, LLC,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Guillermina Rayo Mejia, unmarried and Dorisdama Martinez Rayo, unmarried,** hereinafter called the GRANTEES, their 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. 27 on the Plan of Golden Valley Estates, Section One of record in Plat Book 4175, Page 142, Register's Office for said County, to which reference is made for a more complete description.**

Said Lot No. 27, which is a corner lot, fronts 53.54 feet on the southerly margin of Richmond Hill Drive and fronts 90.75 feet on the westerly margin of Ewingdale Drive, said frontages being joined by a curve having a length of 38.59 feet, and extends back 78.28 feet on the southerly line and 107.42 feet on the westerly line to a point of intersection.

Being the same property conveyed to Down Home Construction, LLC by deed of record in Instrument No. 20230929-0076768, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictions, conditions, easements, reservations and other matters of record.

unimproved ☐

This is improved ☑ property, known as 2165 W Richmond Hill Drive, Nashville, TN 37207
(House Number) (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 my/our hands this 25th day of March, 2024.

Down Home Construction, LLC
By: Brian K. Anderson, Member

State of Tennessee
County of Rutherford

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Brian K. Anderson, with who I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Member of Down Home Construction, LLC, and that he as such Member executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal this 25th day of March, 2024.

Notary Public Kelsie Holloway
My Commission Expires: May 18, 2024

File No.: 22866



I, Kelsie Holloway 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 3|25|2024 (date of document).

Kelsie Holloway

Affiant Signature

3|26|2024

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 26 day of March, 2024

Lori Holloway

Notary's Signature

MY COMMISSION EXPIRES: 11|28|26

Notary's Seal (if on paper)

