WARRANTY DEED

Karen Johnson Davidson County
Batch# 1118098 DEEDWARR
04/02/2024 03:49:30 PM 3 pgs
Fees: $18.00 Taxes: $2,775.00
20240402-0023205

ADELAIDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2026

File No. AD-24-6229

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 11th 29th day of March, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shalinee Wayland, Reece Vesperman, Ratree Wayland, and Gregory S. Wayland	CMG Mortgage Inc	
(NAME) 1909 Wildwood Avenue	(NAME) 3160 Crow Canyon Rd, Ste. 400	117-04-0-206.00
(ADDRESS) Nashville, TN 37212	(ADDRESS) San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Phillip R. Targun and Megan E. Targun, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Shalinee Wayland, unmarried woman and Reece Vesperman, unmarried man, and Ratree Wayland and Gregory S Wayland, wife and husband, as joint tenants with rights of survivorship**, HEREINAFTER CALLED THE GRANTEE, 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. 5, Block "B" on the Plan of Map of Belmont Terrace Annex No. 3 of record in Plat Book 1130, Page 24, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ashlyne Huff, unmarried by Warranty Deed from Sharon A. Huff and husband Daniel L. Huff of record in Instrument No. 20180615-0057741, Register's Office for Davidson County, Tennessee, dated June 14, 2018 and recorded on June 15, 2018.

Being the same property conveyed to Phillip R. Targun and Megan E. Targun, husband and wife by Warranty Deed from Ashlyne Huff Blue, a married woman of record in Instrument No. 20230321-0020237 Register's Office for Davidson County, Tennessee, dated March 14, 2023 and recorded on March 21, 2023.

This is property more commonly known as 1909 Wildwood Avenue, Nashville, TN 37212.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 hand this 29th day of March, 2024.

Phillip R. Targun

Megan E. Targun

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of March, 2024, before me personally appeared Phillip R. Targun and Megan E. Targun, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 29th day of March, 2024.

Notary Signature
My commission expires: May 7, 2024

Andrew Suzore
Notary Public
Davidson County

Certificate of Authenticity

I, Adde Dilworth, 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 **March 29, 2024**.

Date

Affiant Signature

March 29, 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **29** day of **March**, 20**24**.

Notary's Signature

My Commission Expires: 05-05-2025
Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025