WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $468,900.00

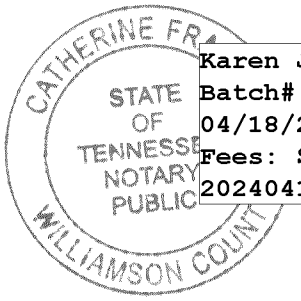
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 12th DAY OF April, 2024

Notary Public

MY COMMISSION EXPIRES: 5.14.25

(AFFIX SEAL)



Karen Johnson Davidson County
Batch# 1124429 DEEDWARR
04/18/2024 11:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,734.93
20240418-0027804

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maria Martinez Palacios and Jose Martinez Mora	CMG Mortgage, Inc dba CMG Home Loans	
(NAME) 608 Harding Place	(NAME) 3160 Crow Canyon Rd. Suite 400	147 01 0 196.00
(ADDRESS) Nashville, TN 37211	(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, **DONNA H. MASIH, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARIA MARTINEZ PALACIOS, AN UNMARRIED WOMAN AND JOSE MARTINEZ MORA, A MARRIED MAN,** 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. 268 on the Plan of CALDWELL HALL, SECTION TWO, of record in Plat Book 2900, Page 96, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Clifford G. Masih and wife, Donna H. Masih, by Warranty Deed from Joseph Matthew Bennie and wife, Linda Cheryl Bennie, of record in Book 8216, Page 501, in the Register's Office of Davidson County, Tennessee, dated October 10, 1990, and recorded on October 12, 1990. The said Clifford G. Masih died on October 13, 2020, leaving Donna H. Masih as surviving tenant by the entirety.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 608 Harding Place, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

MO2024-437

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 hand this 12 day of April, 2024

Donna H. Masih

DONNA H. MASIH

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal this 12 day of April, 2024.

Commission expires:

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10/4/27

Notary Public

MO2024-437

CERTIFICATE OF AUTHENTICITY

I, Catherine Franco , 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 April 12, 2024.

Affiant
Date: April 18, 2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 18th day of April 2024

Notary Public

My Commission Expires: 6.14.26

