Karen Johnson Davidson County
Batch# 1131690 DEEDWARR
05/07/2024 08:24:30 AM 3 pgs
Fees: $18.00 Taxes: $1,531.80
20240507-0033293

WARRANTY DEED

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF **Wilson**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $414,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of May, 2024

Notary Public

File No. EY-24-6534

MY COMMISSION EXPIRES: 3/3/26
(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
Daniel Commings Trapp and Rachael Marie Trapp	**CMG Mortgage, Inc.**	
(NAME) 1744 Ridgemere Court	(NAME) **3160 Crow Canyon Road, #400**	086-03-0-056.00
(ADDRESS) Hermitage, TN 37076	(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, **Michele Jewell, a single woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Daniel Commings Trapp and Rachael Marie Trapp, husband and wife**, 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. 52 on the Plan of Ridgemere Subdivision of record in Plat Book 6250, Page (s) 937 through 939, inclusive, 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 Sally A. Shaffer, unmarried woman by Warranty deed from Steven D. Addis, a married man of record in Instrument No. 20190401-0028965 Register's Office for Davidson County, Tennessee, dated March 28, 2019 and recorded on April 01, 2019.

Being the same property conveyed to Michele Jewell, a single woman by Warranty Deed from Sally A. Shaffer, an unmarried woman of record in Instrument No. 20230727-0058103 Register's Office for Davidson County, Tennessee, dated July 24, 2023 and recorded on July 27, 2023.

This is property more commonly known as 1744 Ridgemere Court, Hermitage, TN 37076.

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 3rd day of May, 2024.

Michele Jewell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of May, 2024, before me personally appeared Michele Jewell, 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 3rd day of May, 2024.

Notary Signature
My commission expires: May 7, 2024



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 **May 6, 2024**.

Affiant Signature

05/06/2024
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **May 6, 2024**.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY