Karen Johnson Davidson County
Batch# 1133332 DEEDWARR
05/10/2024 09:13:30 AM 4 pgs
Fees: $23.00 Taxes: $1,942.50
20240510-0034471

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000.00.

Affiant

William E Grones
Notary Public, State of New York
Reg. No. 01GR0006371
Qualified in Clinton County
Commission Expires 04/26/2027

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF May, 2024.

Notary Public

MY COMMISSION EXPIRES: 04/26/2027

(AFFIX SEAL)

BS- OW-24-6173

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Juan Angel Hurtado **Graciela Camacho**	**CMG MORTGAGE INC. dba CMG Financial**	
(NAME) **6173 Pettus Rd**	(NAME) **3160 Crow Canyon Road, Ste 400**	**181-00-0-154.00**
(ADDRESS) **Antioch, TN 37013**	(ADDRESS) **San Ramon, CA 94583**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ARTHUR VOSBURGH,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JUAN ANGEL HURTADO, A SINGLE MAN AND GRACIELA CAMACHO, A SINGLE WOMAN AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, and shown as Tract No. 3, on an unrecorded Survey of the Jacey A. Moore, Jr., lands, dated August 14, 1978 and prepared by John B. Rainey, surveyor, Job No. 78-123, and described as follows:

BEGINNING at an iron pin on the westerly margin of Pettus Road, said point of beginning being North 33 degrees 28' 41" East 300.00 feet as measured northwardly along the westerly margin of said road from the northerly line of the Elmo Murray Potts property of record in Book 4037, Page 359, R.O.D. C., Tennessee; thence leaving the margin of said road, North 72 degrees 51' 40" West 729.64 feet to an iron pin; thence South 62 degrees 02' 18" West 687.35 feet to an iron pin; thence North 86 degrees 00' 49" West 100.00 feet to an iron pin; thence North 3 degrees 59' 10" East 237.00 feet to an iron pin; thence North 73 degrees 34' 09" East 694.32 feet to an iron pin; thence South 75 degrees 32' 34" East 830.71 feet to an iron pin on the westerly margin of the aforesaid Pettus Road; thence with the margin of said road, South 33 degrees 28' 41" West 150.00 feet to the point of beginning, containing 5.46 acres more or less.

Being the same property conveyed to Brian Vosburgh, single by Warranty Deed from D. E. Burton and wife, Dennice B. Burton, dated April 9, 1986 and recorded April 10, 1986 in Book 6826, Page 444, and Correction Deed recorded April 10, 1986 in Book 8018, Page 739, said Register's Office.

The said Brian Vosburgh having since died on December 13, 2023. His interest in the subject property vested at death in Arthur Vosburgh as devisee under the duly probated Last Will and Testament of Brian Vosburgh

This conveyance is subject to:
- Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or Mortgage thereon covered by the form.
- Rights or claims of parties in possession not shown by the public records.
- Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
- Taxes or special assessments which are not shown as existing liens by the public records.
- Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
- Easements or claims of easements not shown by the Public Records.
- If improvements are completed after January 1 of any year, and the law, pursuant to TCA 67-5-509 and TCA 67-5-603, requires supplemental assessment for the year in which improvements are completed, the company assumes no liability for taxes assessed by correction or supplemental assessment.
- Taxes for the year 2024 a lien, not yet due and payable.

County, Tennessee.

- Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract.
- No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, or highways.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6173 Pettus Rd, Antioch, Tennessee 37013**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 9th DAY OF MAY, 2024.

Arthur Vosburgh

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 9th of May, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

I, **Gabriel R. Lutz**, 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 **5/9/2024** (date of document).

Affiant Signature

Date **5/9/2024**

State of New York

County of Clinton

Sworn to and subscribed before me this **9** day of **May**, 2**024**.

Notary's Signature

MY COMMISSION EXPIRES: 04/26/2027

William E Grones
Notary Public, State of New York
Reg. No. 01GR0006371
Qualified in Clinton County
Commission Expires 04/26/2027