Karen Johnson Davidson County
Batch# 1135596 DEEDWARR
05/16/2024 09:54:30 AM 4 pgs
Fees: $23.00 Taxes: $1,406.00
20240516-0036240

WARRANTY DEED

LOPEZ-H24099

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF Tennessee
COUNTY OF ~~SUMNER~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 13th DAY OF May, 2024.

(Affix Seal) Notary Public

My Commission Expires: 4/26/25

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Armando Figueroa	CMG Financial	033.08-0-111.00
155 Hardaway Drive	3160 Crow Canyon Road, Suite 400	
Goodlettsville, TN 37072	San Ramon, CA 94583	

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, I/we, MICHAEL RAY CUTSHAW, A SINGLE MAN AND MICHAEL ANDREW CUTSHAW, A SINGLE MAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto ARMANDO FIGUEROA, a single man, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Beginning at a point in the northerly margin of Hardaway Drive, at the common corner of Lots 345 and 346; thence with the margin of the same, westerly 100 feet to the beginning of a curve; thence around said curve, 39.27 feet to a point in the easterly margin of Janette Avenue; thence with the margin of the same, northwesterly 125 feet to a point; thence leaving said Drive, easterly 110.97 feet to a common corner of Lots 345-346; thence with the line between said lots, southerly 114.5 feet to a point beginning.

Being the same property conveyed to **Michael Ray Cutshaw, a single man to be held as Tenants in Common with Michael Andrew Cutshaw** by deed from Kathy Lynn Cutshaw, an unmarried woman of record in Book 201906210060082, recorded on 06/21/2019, Register's Office for Davidson County, Tennessee.

Previously conveyed to the heirs at law of Christine H. Cutshaw, namely Kathy Lynn Cutshaw and Michael Andrew Cutshaw, by Administrator's Deed from Raymond Cutshaw, Administrator of the Estate of Hazel Christine Cutshaw, record in Instrument No. 201906130056995.

Previously conveyed to Christine H. Cutshaw by Quitclaim Deed from Raymond Cutshaw recorded 08/30/1995 in Book 9778, Page 160; and to Raymond Cutshaw and wife, Christine H. Cutshaw by Warranty Deed from Jones Lumber Company, Inc. recorded 11/27/1968 in Book 4289, Page 953.

Affidavit of Heirship's of record in Book 202405160036238 and Book 202405160036239, recorded on May 16, 2024, Register's Office for Davidson County, Tennessee.

Christine H. Cutshaw was known, at various times in her life and thereafter, as Christine Cutshaw and Hazel Christine Cutshaw.

The said property is conveyed subject to all limitations, restrictions, and encumbrances as may affect the premises including but not limited to the following:

1. 2023 taxes and subsequent years.
2. Any and all conditions, restrictions, and easements of record.
3. Restrictive covenants of record in Book 4179, Page 488, said Register's Office.
4. Any portion of the premises lying within the bounds of Hardaway Drive and Janette Avenue.
5. All matters affecting said premises as contained in Plat Book 3700, Page 144-145, said Register's Office, including but not limited to, a 40-foot setback line from the west line of said lot, a 30-foot minimum building setback line from the south line of the lot, a 10-foot minimum easement for utilities and drainage from the north of said lot, and a 2 ½' x 30' utility anchor easement at the southeast corner of the said lot.

( ) unimproved
This is (X) improved property known as 155 Hardaway Drive, Goodlettsville, Tennessee 37072 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 _____day of May, 2024 :

_____ _____

Michael Ray Cutshaw

STATE OF _____

COUNTY OF _____

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named MICHAEL RAY CUTSHAW, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, _____, this _____ day of May, 2024.

_____

Notary Public

My Commission Expires: _____

Witness my/our hand(s) this 10th day of May, 2024 :

_____ _____

Michael Andrew Cutshaw

STATE OF TN

COUNTY OF Sumner

Personally appeared before me, Rhonda M Hannah, a Notary Public in and for said County and State, the within named MICHAEL ANDREW CUTSHAW, the bargainor(s), 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 at Sumner County, TN, this 10 day of May, 2024.

_____

Notary Public

My Commission Expires: _____

RHONDA M. HANNAH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 5-19-2021

Witness my/our hand(s) this 10 day of May, 2024 :

Michael Ray Cutshaw — May, 10, 2024

STATE OF Texas
COUNTY OF Harris

Personally appeared before me, M J Gillespie, a Notary Public in and for said County and State, the within named MICHAEL RAY CUTSHAW, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at Harris County, Texas, this 10 day of May, 2024.

M J Gillespie
Notary Public

My Commission Expires: 09-08-2025

M. J. GILLESPIE
Notary Public, State of Texas
Comm. Expires 09-08-2025
Notary ID 133318220

Witness my/our hand(s) this _____ day of May, 2024 :

Michael Andrew Cutshaw

STATE OF _____
COUNTY OF _____

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named MICHAEL ANDREW CUTSHAW, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, _____, this _____ day of May, 2024.

Notary Public

My Commission Expires: _____

Certificate of Authenticity

I, Tonya Loftin, 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 execute and authenticated according to law on May 10, 2024.

Date

Tonya Loftin

Affiant Signature

May 16, 2024

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 16th day of May, 2024.

Amanda Maynor

Notary Signature

AMANDA MAYNOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026

My Commission Expires: _____

Date