WARRANTY DEED

Karen Johnson
Batch # 1146063
06/11/2024 02:21:56 PM
Fees: $13.00 Taxes: $1,330.89

Davidson County
DEEDWARR
2 pgs

20240611-0043762

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$359,700.00**.

Affiant

Subscribed and sworn to before me, this the 10th day of June, 2024.

Notary Public

My commission expires:
(AFFIX SEAL)

DEBRA LEIST
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Casey Talley	CMG Mortgage	**Map 119-02-0 Parcel 044.00**
206 Garwood Drive	3160 Crow Canyon Rd., Ste 400	
Nashville, TN 37210	San Ramon, CA 94583	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Victoria Moor Tarajano formerly known as Victoria Moor Gambrell, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Casey Talley

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. 11 on the Plan of Cunningham Heights, of record in Book 2331, Page 76, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Victoria Moor Gambrell, an unmarried individual, by Warranty Deed dated October 14, 2022, from Fritz Daryl Lane, Jr., an unmarried man, of record in Instrument No. 20221018-0113557, Register's Office for Davidson County, Tennessee. Victoria Moor Gambrell has since married and is now known as Victoria Moor Tarajano.

The property conveyed herein is not the place of residence of the Grantor or her spouse.

Conveyance of the above described property is subject to the following: 1) The Plan of record in Plat Book 2331, Page 76, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Restrictive Covenants contained in instrument of record in Book 2480, Page 455, said Register's Office. 3) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__x__) Unimproved (____) property, known as **206 Garwood Drive, Nashville, TN 37210**

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 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(s) this 10 day of **June, 2024.**

Victoria Moor Tarajano fka Victoria Moor Gambrell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Victoria Moor Tarajano fka Victoria Moor Gambrell,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10 day of **June, 2024.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 12/14/24