WARRANTY DEED

Karen Johnson Davidson County
Batch# 1146791 DEEDWARR
06/13/2024 12:20:30 PM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20240613-0044360

File #24-PA-5302-P

(SEAL)

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF June, 2024.

Notary Public
MY COMMISSION EXPIRES: 9-21-26

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kathryn Consoer	**CMG Mortgage, Inc. dba CMG Home Loans**	
(NAME)	(NAME)	**181 10 0E 095.00**
5302 Missionary Way	**3160 Crow Canyon Road, Ste 400**	
(ADDRESS)	(ADDRESS)	
Brentwood Tn 37027	**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,

LESLIE KUNZE, AN UNMARRIED WOMAN, AND STEPHEN GINN, AN UNMARRIED MAN,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

KATHRYN CONSOER, A SINGLE WOMAN,

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, being Lot No. 95 on the Plat of HIGH POINT, PHASE ONE, SECTION THREE, of record as Instrument No. 20120507-0039277, in the register's Office for Davidson County, Tennessee, to which Plan reference is made for a more complete and accurate description.

Being the same property conveyed to Leslie Kunze, an Unmarried Woman, and Stephen Ginn, an Unmarried Man, as tenants in common with rights of survivorship, by Warranty Deed from Kenton Locke St. John and Sydney Reed St. John, Husband and Wife, of record in Instrument No. 20230522-0038539, in the Register's Office of Davidson County, Tennessee, dated May 17, 2023, and recorded on May 22, 2023.

Being the same property conveyed to Kenton Locke St. John and Sydney Reed St. John, husband and wife, by Quitclaim Deed from Locke St. John and Joy St. John, both unmarried, as joint tenants with rights of survivorship, of record in Instrument No. 20211118-0153617, in the Register's Office of Davidson County, Tennessee, dated November 08, 2021, and recorded on November 18, 2021.

Being the same property conveyed to Locke St. John and Joy St. John, both unmarried, as joint tenants with rights of survivorship, by Warranty Deed from Lauren Jade Beazley, unmarried, of record in Instrument No.20180503-0042452, in the Register's Office of Davidson County, Tennessee, dated May 01, 2018, and recorded on May 03, 2018.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HIGH POINT, PHASE ONE, SECTION THREE, as recorded in Instrument No. 20120507-0039277.

*Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20110603-0042709 as Supplemented in Instrument No. 20120119-0005431; Instrument No. 20120912-0082818, Instrument No. 20130820-0087853, Instrument No. 20140808-0071500 and Instrument No. 20150622-0059582; and as Amended in Instrument No. 20170811-0082700.

*Private Stormwater Management Facilities as set forth in instrument recorded in Instrument No. 20090309-0020470.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: 5302 Missionary Way, Brentwood, TN 37027.

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 12th day of June, 2024.

Leslie Kunze

Stephen Ginn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of June, 2024, before me personally appeared Leslie Kunze, 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 12th day of June, 2024.

Notary Signature
My commission expires:
STATE OF TENNESSEE
COUNTY OF DAVIDSON

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

On this 12th day of June, 2024, before me personally appeared Stephen Ginn, 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 12th day of June, 2024.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-22761-MC

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 6/12/24 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 6/12/24

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12th **day of** June, 2024

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

