Karen Johnson Davidson County
Batch# 1168229 DEEDWARR
08/13/2024 07:52:30 AM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20240813-0060839



STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $365,000.00

Affiant

Subscribed and sworn to before me, this 6 day of August, 2024.

Notary Public
My commission expires: 1-11-26

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Jose Luis Sanchez Fernandez	**CMG MORTGAGE, INC.**	**165130A03500CO**
4152 Pepperwood Dr	3160 Crow Canyon Rd Suite 400	
Antioch, TN 37013	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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Erin Dias, Trustee of the Harris Family Trust

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

Jose Luis Sanchez Fernandez

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. 389, Plan of Peppertree Forest, Section 4, of record in Plat Book 7900, Page 426, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Erin Dias, Trustee of the Harris Family Trust, by Quitclaim Deed from Curry M Harris and wife, Patricia L Harris, dated March 25, 2024, of record in Instrument No. 20240401-0022305, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Curry M Harris and wife, Patricia L Harris, by Deed from Allen Earps and wife, Betty Earps, dated October 21, 1992, of record in Book 8995, Page 424, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The following Judgment against the borrower appears of record but shall be omitted from the Final Loan Policy based upon the insured instrument being a purchase money Deed of Trust, or the Judgment being released of recod prior to issuance of their policy or proof that the borrower is not one and the same personagainst whom said Judgment was filed: Judgment entered on July 9, 2018, against Luis Ponce, aka Luiz Sanchez & Selene Aramburo, in favor of Browning-Gordon & Co, Inc, for $3,034.29, Docket No. 18GT5180, General Sessions Court, Davidson County, Tennessee, of record in Instrument No. 20181231-0126015, said Register's Office.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 4152 Pepperwood Dr, Antioch, TN 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 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 in 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.

_____ Date: 8/16/24

The Harris Family Trust
BY ERIN DIAS, TRUSTEE

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **ERIN DIAS** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the forgoing instrument for the purpose therein contained and who further acknowledged that she is TRUSTEE OF THE HARRIS FAMILY TRUST and that she is authorized by THE HARRIS FAMILY TRUST to execute this instrument on its behalf.

Witness my hand this 16 day of **August , 2024.**

_____
Notary Public

My commission expires: 4-11-26

SAMANTHA SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Linzie Hahn, 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 8/6/24.
Date

S Hahn
Affiant Signature

8/6/24
Date

State of TN
County of Sumner

Sworn to and subscribed before me this 6th day of August, 2024.

Jennifer Russell
Notary's Signature

My Commission Expires: 03/01/2025

Notary's Seal (if on paper)

