THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240848552**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $387,400.00 Affiant Subscribed and sworn to before me, this 29th day of August, 2024. Notary Public My Commission Expires: 10-25-26

Karen Johnson Davidson County
Batch# 1180431 DEEDWARR
09/11/2024 02:29:30 PM 2 pgs
Fees: $13.00 Taxes: $1,433.38
20240911-0070185

MEGAN CRAWFORD STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Christine Dianne Plunkett 2911 Stone Lane Nashville TN 37211	~~New Owner~~ CMG Mortgage 3160 Crow Canyon Rd, Ste 400 San Ramon, CA 94583	Tax Parcel ID No. 173 09 0A 643.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Margaret Ann Barry N/K/A Margaret Schmeisser, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Christine Dianne Plunkett, single**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 613 on the Plan of SECTION ONE OF PHASE EIGHT, LENOX VILLAGE of record in Plat at Instrument No. 20060824-0104608, in the Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Margaret Ann Barry, an unmarried woman, by Warranty Deed from Andrew A. Hamilton, unmarried, of record in Instrument No. 20220324-0033943, in the Register's Office of Davidson County, Tennessee, dated March 11, 2022 and recorded on March 24, 2022.

Hunter Schmeisser joins in this conveyance for the purpose of conveying all right, Title, and interest they may have in and to the above-described property as spouse of Margaret Barry N/K/A Margaret Schmeisser.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section One of Phase Eight, Lenox Village, as recorded in Instrument No. 20060824-0104608. Covenants, Conditions and Restrictions as set forth in Master Deed Restrictions recorded in Instrument No. 20020315-0032825, as supplemented in Instrument Nos. 20021226-0158459, 20040526-0062221, 20060120-0007913, 20060321-0032382 and as amended in Instrument No. 20080326-0030449.
Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20020315-0032826, as supplemented in Instrument Nos. 20021226-0158458, 20031212-0178492, 20040526-0062220 (as corrected in Instrument No. 20050113-0005133), 20050119-0006853, 20050324-0032209, 20060120-0007914 (as corrected in Instrument Nos. 20060221-0020352 and 20060309-0027423), 20060321-0032383, 20060622-0074677, 20080326-0030439 and as amended in Instrument Nos. 20050815-0096405, 20070103-0001284, 20070830-0104306, 20080403-0033974 and 20220228-0022407.
Stormwater Detention Agreement as set forth in instrument recorded in Instrument Nos. 20020628-0078164 and 20051213-0149579.

This is improved property located at 2911 Stone Lane Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of August, 2024.

Margaret Ann Barry / Margaret Ann Schmeisser Hunter Schmeisser

Margaret Ann Barry N/K/A Margaret Schmeisser Hunter Schmeisser

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Margaret Ann Barry N/K/A Margaret Schmeisser and Hunter Schmeisser, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of August, 2024.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 05-09-2026

True Copy Certification

I, Yvette Meldrum, 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 August 29, 2024.

Affiant Signature _____

August 29, 2024

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 29th day of August 2024.

Megan Crawford
Notary Signature

MY COMMISSION EXPIRES: 10-25-26

MEGAN CRAWFORD
NOTARY PUBLIC
STATE OF TENNESSEE
MAURY COUNTY