Name and Address of New Owner:
Jaqueline Garcia Marin
245 Sunrise Avenue
Nashville, TN 37211

Send Tax Bills To:
CMG Mortgage, Inc. dba
CMG Home Loans
3160 Crow Canyon Road,
Suite 400
San Ramon, CA 94583

This Instrument Prepared By:
Limestone Title, LLC
580 Franklin Road
Suite 203
Franklin, TN 37069

Map & Parcel No: 106-15-0-021.00

Karen Johnson Davidson County
Batch# 1183608 DEEDWARR
09/19/2024 11:52:30 AM 3 pgs
Fees: $18.00 Taxes: $1,683.50
20240919-0072708

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Kristin Beringson, a single woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jaqueline Garcia Marin, an unmarried woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being Lot No. 50 on the Plan of Hill-N-Dale Acres, of record in Book 2900, page 33, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Kristin Beringson, a single person, from Maurice Moffitt, a widower, by Warranty Deed dated November 1, 2016 and recorded November 2, 2016 in Instrument #20161102-0115707, said Register's Office.

Property more commonly known as 906 Havenhill Drive, Nashville, TN 37217.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 18th day of September, 2024.

Kristin Beringson (SEAL)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 18th day of September, 2024, before me personally appeared Kristin Beringson, 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 18th day of September, 2024.

Notary Signature
My commission expires: 11/16/2024

SHANNON ONEILL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $455,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 18th day of September, 2024.

Notary Signature
My commission expires: 11/16/2024

SHANNON ONEILL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 Sept 18, 24 (date of document).

Jennifer L. Pennell

Sept 19, 24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 19 day of Sept, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal

