Karen Johnson Davidson County
Batch# 1185120 DEEDWARR
09/23/2024 02:32:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20240923-0073715

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Ana Melendez
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF SEPTEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 4/26/25
(AFFIX SEAL)

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 190D Saundersville Road , Suite 3002, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Ana Elizabeth Melendez Mejia and Salvador Perez Gomez	CMG Mortgage, Inc. dba CMG Home Loans	Parcel ID: 052-08-0A-306.00
(NAME) 601 Sandy Spring Trl.	(NAME) 3160 Crow Canyon Road Ste 400	
(ADDRESS) Madison, TN 37115	(ADDRESS) San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Joy L. Groves, wife and husband Bobby N. Groves**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Ana Elizabeth Melendez Mejia and Salvador Perez Gomez, husband and wife**, 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. 97 on the Plan of Heron Walk, Phase Two, Section Five, of record in Plat Book 9700, Page 923, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Joy L. Groves and husband Bobby N. Groves from Eric Sox, married by Warranty Deed dated June 30, 2011 and recorded on July 11, 2011 in Instrument No. 20110711-0052830, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 601 Sandy Spring Trl., Madison, TN 37115

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 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 our hands this 18th day of September, 2024

Joy L. Groves

Bobby N. Groves, By: Joy L. Groves, Attorney-in-fact

Bobby N. Groves
By: Joy L. Groves, Attorney-in-fact

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, the within-named Joy L. Groves, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal of office, this 18th day of September, 2024.

Notary Public

My Commission Expires: 4/26/25

(SEAL)

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE

COUNTY OF **WILSON**

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Joy L. Groves, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Bobby N. Groves, as Attorney-in-fact, and acknowledged that he executed the same as the free act and deed of Bobby N. Groves, for the purposes therein contained.

Witness my hand and official seal, this the 18th day of September, 2024.

Notary Public

My Commission Expires: 4/26/25

(SEAL)

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, Amanda Maynor, 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

September 18, 2024.

Date

Affiant Signature

September 23, 2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 23 day of September, 2024.

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON