WARRANTY DEED

Karen Johnson Davidson County
Batch# 1202985 DEEDWARR
11/08/2024 11:39:30 AM 3 pgs
Fees: $18.00 Taxes: $962.00
20241108-0087290

This area for recording stamp

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF November, 2024

Megan Crawford
Notary Public

MY COMMISSION EXPIRES: 10-25-26

(AFFIX SEAL)

MEGAN CRAWFORD STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

MST 2024-1537

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karen Dzib Hernandez	CMG Mortgage, Inc. dba CMG Home Loans	107-14-0-149.00
(NAME)	(NAME)	
1012 Kirby Avenue	3160 Crow Canyon Road, Suite 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **Muriel Anderson, a single woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Karen Dzib Hernandez, a single woman,** 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 106 on the Plan of Miro Meadows, of record in Plat Book 1424, Pages 94 and 95, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description.

Being the same property conveyed to Muriel Anderson, a single woman by Warranty Deed from Elberta Express, Inc a Tennessee Corporation of record in Instrument No. 20150917-0094684 Register's Office for Davidson County, Tennessee, dated September 17, 2015 and recorded on September 17, 2015.

Subject to: 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 records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2024, a lien due and payable, but not delinquent. Subject to all matters shown on the Plan of record in Plat Book 1424, Page(s) 94 and 95, Register's Office for Davidson County, Tennessee. Easement for Water Mains of record in Book 2083, Page 260, in the Register's Office for Davidson County, Tennessee. Restrictions of record in Book 1710, Page 183, in the Register's Office for Davidson County, Tennessee.

This property, known as 1012 Kirby Avenue, Nashville, TN 37217

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hand(s) this 1 DAY OF NOVEMBER, 2024.

Muriel Anderson

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Murial Anderson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 1 day of November, 2024.

Notary Public

My commission expires: 4-8-2028

ANGELA R. WINDHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

(SEAL)

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 November 1, 2024.

Affiant Signature _____

November 1, 2024

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 1st day of November 2024.

_____
Notary's Signature

MY COMMISSION EXPIRES: 10-25-26

MEGAN CRAWFORD
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY