Karen Johnson Davidson County
Batch# 1216584 DEEDWARR
12/16/2024 12:06:30 PM 3 pgs
Fees: $18.00 Taxes: $2,068.30
20241216-0097399

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $559,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF DECEMBER, 2024.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: 3/3/26
(AFFIX SEAL)

CARMEN COATS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3/3/26

JM-P-24-2925

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jose Juan Villegas Romero	CM G MORTGAGE, INC	
(NAME)	(NAME)	015-00-0-066.00
2925 Morgan Road	3160 CROW CANYON RD STE 400	
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	SAN RAMON, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KAREN S. WILLIS, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOSE JUAN VILLEGAS ROMERO, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

TRACT I:

Land in Davidson County, Tennessee, being part of Lot No. 4 on the Plan of Garrett Lands, part of Tract No. 2, a survey made by Richard B. Omohundro, Engineer, dated January 30, 1965, containing 7.99 acres, more or less, and being more particularly described as follows:

BEGINNING in the center of Old Morgan Road, at the northwest corner of the property conveyed to Herlie Coker, Sr., and wife, by deed from James William Harris and wife, as of record in Book 3611, page 481, Register's Office; thence with said Coker's western boundary line, south 2 degrees 30 minutes west 860 feet; thence south 87 degrees 30 minutes east 506.75 feet to an iron pin in the west line of the Anderson Lane; thence with said Anderson's western boundary line, south 2 degrees 30 minutes west 418 feet; thence north 87 degrees 30 seconds west 613.5 feet; thence north 2 degrees 30 minutes east 1,278 feet to the center of Old Morgan Road; thence with the center of Old Morgan Road, south 87 degrees 30 minutes east 106.75 feet to the point of beginning.

TRACT II:

Land in Davidson County, Tennessee, being part of Lot No. 4 on the Plan of Garrett Lands, part of Tract No. 2, a survey made by Richard B. Omohundro, Engineer, dated January 30, 1965, containing 7.99 acres, more or less, and being more particularly described as follows:

BEGINNING in the center of the Old Morgan Road, the northeast corner of property conveyed to Grantors by deed of record in Book 3890, page 631, Register's Office for said County, the same being the northwest corner of other property owned by the Grantees; thence with the center of Old Morgan Road, north 87 degrees 30 minutes west 25 feet to a point; thence south 2 degrees 30 minutes west 372 feet to a point; thence south 87 degrees 30 minutes east 25 feet to a point in the west line of Grantees' property; thence with Grantees' west line, north 2 degrees 30 minutes east 372 feet to the point of beginning.

Being the same property conveyed to Clifton E. Willis and wife, Karen S. Willis by Warranty Deed from Richard L. Tinney and wife, Dorothy A. Tinney of record in Book 5143, Page 568, in the Register's Office for Davidson County, Tennessee, dated May 03, 1977 and recorded on May 04, 1977.

The said Clifton E. Willis died December 25, 2020 leaving Karen S. Willis as surviving tenant.

This conveyance is subject to:
- Taxes for the year 2025 and subsequent years.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2925 Morgan Road, Joelton, Tennessee 37080**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 10th DAY OF DECEMBER, 2024.

Karen S. Willis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 10th of December, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 Dec. 10. 2024.

Affiant Signature

16th day of December, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16th day of December, 2024

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

202412160097399