(1)

WARRANTY DEED

Karen Johnson
Batch # 1222421
01/02/2025 10 07 18 AM
Fees $13 00 Taxes $562 40

Davidson County
DEEDWARR
2 pgs

20250102-0000121

TIM MEREDITH
Notary Public, State of Arizona
Maricopa County
Commission # 615599
My Commission Expires
November 28, 2025

STATE OF ~~TENNESSEE~~ Arizona
COUNTY OF ~~SUMNER~~ Maricopa

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,000 00

-- MISHAL ALIBRAHIM
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 day of DEC 2024.

Notary Public

MY COMMISSION EXPIRES. 11/28/25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS.	SEND TAX BILLS TO	MAP-PARCEL NO(S)
Cashing Homes, LLC	Cashing Homes, LLC	7-100
(NAME)	(NAME)	
815 Brazos St, Suite 500	815 Brazos St, Suite 500	
(ADDRESS)	(ADDRESS)	
Austin, TX 78701	Austin, TX 78701	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20242354

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, I/we, **Tamela Chrestman, an unmarried woman,** hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Cashing Homes LLC, a Texas limited liability company,** 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.

Certain real property situate in the 10th Civil District of Davidson County, Tennessee, and described as follows:

Beginning at a monument in the north margin of Old Tinnin Road, at the corner of the Otto Pendley Jr. property; thence along an old rock wall, S 79°21'50"W 82.44 feet to an iron pin in Manning Property line, thence N 00°56'40"W 11 83 feet to an iron pin, thence N 87°45'30"W 87 98 feet to a monument, continuing along Manning's line N 04°31'E 494.58 feet to an iron pin, thence 79°00'E 175 feet to an iron pin located 21.5 feet south of a corner post; thence along Pendley's west line and along a fence S 04°31'W 528.12 feet to the beginning, containing 2 acres, more or less.

BEING the same property conveyed to Bonnie McDowell by Warranty Deed from Theresa Ann Wallace and husband, Lowell Wallace, dated 03/13/1990, and filed of record in Book 8063, page 692, Register's Office for Davidson County, Tennessee

The said Bonnie McDowell died intestate a citizen and resident of Davidson County, Tennessee on or about 01/29/2016 Pursuant to Affidavit of Heirship of record in Instrument No 20170112-0003940, said Register's Office, the said Bonnie McDowell is survived by her daughter, Tamela Chrestman, her sole heir at law.

Subject to a permanent access easement appearing of record in Book 5219, page 397, Register's Office for said County

Unimproved ☐

This is improved ☒ property, known as 1957 Tinnin Road, Goodlettsville, TN 37072
(House No) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

PLEASE RETURN TO:
WARRANTY TITLE INSURANCE CO
120 ANDERSON LANE
HENDERSONVILLE, TN 37075

Witness my hand this 30 day of December, 2024

Tamela Chrestman

Tamela Chrestman

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Tamela Chrestman, the within named bargainor, 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, at office, this 30th of December, 2024.

Notary Public
My Commission Expires:

