

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $507,500.00.

Cynthia Smiley
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 3rd day of January, 2025.

NOTARY PUBLIC

My commission expires: 9-21-26

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
Celia Stewart Rouse, Attorney-at-Law
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Cynthia Smiley	CMG Mortgage, Inc.	098-13-0H-002.00 CO
(NAME)	(NAME)	
3019 Wiltshire Park Place	3160 Crow Canyon Road, #400	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	San Ramon, CA 94583	

Karen Johnson Davidson County
Batch# 1223161 DEEDWARR
01/03/2025 03:16:30 PM 3 pgs
Fees: $18.00 Taxes: $1,877.75
20250103-0000764

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Ernest S. Hatfield and Mitzi K. Hatfield, husband and wife,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Cynthia Smiley , a single woman,** hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 28B on the plan of Homes at Park at Wiltshire, Lot 28, as shown on Exhibit B to the Declaration of Covenants, Conditions and Restrictions of Homes at Park at Wiltshire, Lot 28, a Horizontal Property Regime with Private Elements of record as Instrument No. 20210323-0038167, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to ERNEST S. HATFIELD AND MITZI K. HATFIELD, HUSBAND AND WIFE, by deed from LANDMARK HOMES OF TENNESSEE, INC., A TENNESSEE CORPORATION, of record as Instrument No. 20220505-0051915, dated April 26, 2022, said Register's Office.

This property is __unimproved _X_improved property known as: 3019 Wiltshire Park Place, Hermitage, TN 37076.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office

of the Register of Deeds where the real property is situated.

Witness our hands this 3rd day of January, 2025.

Ernest S. Hatfield

Mitzi K. Hatfield

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ernest S. Hatfield and Mitzi K. Hatfield, the herein bargainor, 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, this the 3rd day of January, 2025.

Notary Public
My Commission Expires:

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires October 25, 2026
WILSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 January 3, 2025.

Affiant Signature

01/03/2025
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this January 3, 2025.

Notary's Signature
My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY