WARRANTY DEED

Karen Johnson
Batch # 1233228
02/04/2025 09 31 AM
Fees $13 00 Taxes $1,757 50

Davidson County
DEEDWARR
2 pgs

20250204-0008323

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th DAY OF JANUARY, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

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)
David Officer	**CMG Mortgage Inc. dba CMG home Loans**	
(NAME)	(NAME)	**043-04-0A-024 00-CO**
747 River Landing Way	**3160 Crow Canyon Road, Ste 400**	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	**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, **JAMES R. GWYN, ADMINISTRATOR OF THE ESTATE OF MARK R. GWYN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DAVID OFFICER, SINGLE,** 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

Land in Davidson County, Tennessee, being Lot No 24 on the Plan of First Revision of Final Plat of Cluster Lot Subdivision, River Landing, Section 1, Phase 1 (F/K/A Windstar Estates, Section 1, Phase 1) of record in Plat at Instrument No 20060918-0115492, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being the same property conveyed to Mark R Gwyn by Trustee's deed from Sam J McAllester, III, Substitute Trustee of record in Instrument No 20090805-0073457 Register's Office for Davidson County, Tennessee, dated 7/31/2009 and recorded on 8/5/2009

The said Mark R Gwyn died intestate on August 22, 2024 and the subject property is being sold subject to the order filed as part of probate for the decedent's estate evidenced in Probate Case No 24P1902, Davidson County, Tennessee

This conveyance is subject to
- Taxes for the year 2025 and subsequent years
- Plan of record as Instrument Number 20060918-0115492, Register's Office of Davidson County, Tennessee
- Covenants, Conditions and Restrictions of record in Instrument No 20060502-0050264, amended in Instrument No 20060620-0073693, Instrument No 20060815-0100349 and Instrument No 20151202-0121305, Instrument No 20160927-0101746, Instrument No 20170413-0036210, Instrument No 20180817-0081820, Instrument No 20150520-0046604, Instrument No 20180416-0035510, Register's Office for Davidson County, Tennessee
- Sanitary Sewer and Drainage Easement of record in Book 8274, Pages 619 and 624, Book 9411, Pages 730, 739 and 743 and Book 9872, Page 651, in the Register's Office for Davidson County, Tennessee
- Utility easement of record in Book 4859, Page 951, in the Register's Office for Davidson County, Tennessee
- Boundary line agreement of record in Book 7732, Page 213, in the Register's Office for Davidson County, Tennessee
- Flowage easement of record in Book 2240, Page 375, in the Register's Office for Davidson County, Tennessee
- Storm water detention agreement of record in Instrument Number 20030710-0096041, in the Register's Office for Davidson County, Tennessee
- Abandonment of utility easement of record in Instrument Number 20060731-0092778, in the Register's Office for Davidson County, Tennessee
- HOA Charter of record in Instrument Number 20150611-0055225, in the Register's Office for Davidson County, Tennessee
- Notice of Hold on Building Permits Amendments of record in Instrument No 20100426-0031351 and Instrument No 20120514-0041186, in the Register's Office for Davidson County, Tennessee

- Easement of record in Instrument Number 20070608-0068882, in the Register's Office for Davidson County, Tennessee
- Notice of Acceptance of Public Infrastructure of record in Instrument Number 20160811-0083768, in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **747 River Landing Way, Old Hickory, Tennessee 37138**

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 30th DAY OF JANUARY, 2025

The Estate of Mark R Gwyn

BY _____

James R Gwyn
Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES R GWYN, ADMINISTRATOR of the THE ESTATE OF MARK R GWYN, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed

Witness my hand and official seal, this the 30th of January, 2025

_____
Notary Public
My Commission Expires _____
(SEAL)

MARGARET R. MANNS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires on 05/05/2025

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