Karen Johnson Davidson County
Batch# 1242366 DEEDWARR
03/03/2025 09:13:30 AM 4 pgs
Fees: $23.00 Taxes: $2,534.50
20250303-0015377

Name and Address of New Owner:
Callie A. Jenkins
411 McIver Street
Nashville, TN 37211

Send Tax Bills To:
CMG Mortgage, Inc. dba CMG Home Loans
3160 Crow Canyon Road, Suite 400
San Ramon, CA 94583

This Instrument Prepared By:
Mason Lillie, LLC
3401 Mallory Lane, STE. 100
Franklin, TN 37067

Map & Parcel No: 133-01-0-358.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Carlson Grant Mason, married**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Callie A. Jenkins, a single woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 47, as shown on the map entitled the Patterson's Subdivision of Maple Hill, of record in Book 332, page 75, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Carlson Grant Mason, his heirs and assigns by Deed dated August 15, 2022 from Carley Derrick and Chris Derrick, wife and husband, recorded August 16, 2022, in Instrument Number 202208160092904, in the Official Records of Davidson County, Tennessee.

Makayla Mason joins in the execution of this deed to convey any interest she may have in the above described property, particularly any marital interest.

This property more commonly known as 411 McIver Street, Nashville, TN 37211

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 21 day of February, 2025.

_____(SEAL)
Carlson Grant Mason

_____(SEAL)
Makayla Mason

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 21 day of February, 2025, before me personally appeared Carlson Grant Mason and Makayla Mason, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 21 day of February, 2025.

_____
Notary Signature
My commission expires:

Karla K. Lilley
STATE OF TENNESSEE
NOTARY PUBLIC
MY COMMISSION EXPIRES 10-05-2027

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $685,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

KEVIN D. LILLEY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 21 day of February, 2025.

Notary Signature
My commission expires:

Karla K. Lilley
STATE OF TENNESSEE
NOTARY PUBLIC
MY COMMISSION EXPIRES 10-05-2027

Tennessee Certification of Electronic Document

I, Korla Lowery, do hereby make oath that I am a licensed Attorney, and/or the Authorized 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 to law on 2/21/2025 (date of document).

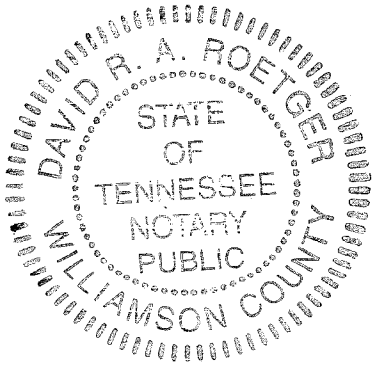
Affiant Signature

2/21/2025
Date

State of TN

County of Williamson

Sworn to and subscribed before me this 21 day of Feb, 2025



Notary Public

COMMISSION EXPIRES: 6.21.25