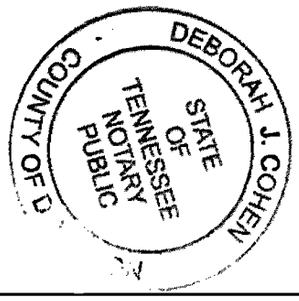
Karen Johnson Davidson County
Batch# 1248765 DEEDWARR
03/20/2025 03:40:30 PM 3 pgs
Fees: $18.00 Taxes: $1,293.15
20250320-0020871



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $349,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF MARCH, 2025.

Notary Public

MY COMMISSION EXPIRES: MARCH 3, 2026

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RICARDO MORALES & GRISELDA MORALES	NOVUS HOME MORTGAGE	**162-03-0-345.00**
(NAME) **109 TASMEN CT.**	(NAME) 20225 WATER TOWER BLVD, STE 400	
(ADDRESS) **ANTIOCH, TN 37013**	(ADDRESS) BROOKFIELD, WI 53045	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN 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, **WE, CML PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RICARDO MORALES AND GRISELDA MORALES, HUSBAND AND WIFE,** 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:

Land in Davidson County, Tennessee, being Lot No. 124 on the Plan of Haywood Hills, Section 4, of record in Book 4675, Page 116, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to PLR Properties, LLC from Francis A. Rossnagel, as Trustee of the Francis A. Rossnagel Trust, a revocable trust, under Trust Agreement dated May 20, 2005, by warranty deed dated August 17, 2012 of record in Instrument No. 20120822-0075360, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Granada GP, a Tennessee General Partnership, from PLR Properties LLC, a Tennessee Limited Liability Company, by quitclaim deed dated August 17, 2012, of record in Instrument No. 20120918-0084804, said Register's Office. Further, being the same property conveyed to CML Properties, LLC, a Tennessee Limited Liability Company, from Granada, GP, a Tennessee General Partnership, by quitclaim deed dated October 13, 2016, of record in Instrument No. 20161017-0109368, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Book 4675, Page 116; Restrictions of record in Book 4835, Page 133; and any and all other easements, conditions and restrictions which may affect said property in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **109 TASMEN CT., ANTIOCH, TN 37013**
(House Number) (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 we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this _____ day of March, 2025.

CML Properties, LLC
A Tennessee Limited Liability Company

By: Holly Neumaier, Admin. Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Holly Neumaier,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be an Admin. Member of **CML PROPERTIES, LLC,** the within-named bargainor, a Tennessee Limited Liability Company and that she as such Admin. Member, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of **CML PROPERTIES, LLC,** by herself as such Admin. Member.

Witness my hand and official seal at office this 12th day of March, 2025.

My commission expires: **March 3, 2026**

Notary Public

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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 March 12. 2025.

Affiant Signature

19th day of March, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 19th day of March, 2025

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