Karen Johnson Davidson County
Batch# 1254950 DEEDWARR
04/02/2025 08:17:30 AM 3 pgs
Fees: $18.00 Taxes: $1,846.30
20250402-0024838

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $499,000.00.

Affiant

Subscribed and sworn to me on 03/31/25.

NOTARY PUBLIC

My Commission Expires:

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

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Alan Genter Desiree Genter 2500 Call Hill Road Nashville, TN 37211	CMG Mortgage, Inc 3160 Crow Canyon Road, Suite 400 San Ramon, CA 94583	172 12 0B 279.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Connie Rawls, Successor Trustee of the Tarheel-Dew Living Trust, dated August 29, 2023, and any amendments thereto hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Alan Genter and Desiree Genter, husband and wife, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 373 on the Plan of SECTION TWELVE, BRADFORD HILLS, R-15 RESIDENTIAL P.U.D., of record in Plat Book 7900, Page 6, as amended in Plat Book 7900, Page 581, Register's Office for said County.

Said Lot No. 373 fronts 40.06 feet on the Northerly margin of Call Hill Road, at the terminus of the cul de sac, and extends back 122.80 feet on the Easterly line and 120.00 feet on the Westerly line to a dead line in the rear, measuring 133.72 feet thereon.

Being the same property conveyed to Brenda L. Dew, Trustee, or her successors in interest of the Tarheel-Dew Living Trust, dated August 29, 2023, and any amendments thereto, by Quitclaim Deed from Brenda L. Dew, a single person, of record in Instrument No. 20230905-0069384, in the Register's Office of Davidson County, Tennessee, dated August 29, 2023 and recorded on September 05, 2023. The said Brenda Leah Dew since died on December 09, 2023.

This is Improved property known as 2500 Call Hill Road, Nashville, TN 37211.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTOR does covenant with the said GRANTEES she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 our hands on 03/31/25.

Tarheel-Dew Living Trust, dated August 29, 2023

Connie Rawls

By: Connie Rawls, Successor Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of March, 2025, before me, the undersigned Notary Public, personally appeared, Connie Rawls, known to me (or proved to me on the basis of satisfactory evidence), to be the successor trustee of the Tarheel-Dew Living Trust, dated August 29, 2023, the within named bargainor, and that she as such successor trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the Tarheel-Dew Living Trust, dated August 29, 2023, by herself as such successor trustee.

Witness my hand and official seal on 03/31/25.

Brenda Lewis

NOTARY PUBLIC

My Commission Expires: 9-8-2025



Tennessee Certification of Electronic Document

I, Korla Lilley, 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 March 31, 2025 (date of document).

Affiant Signature

March 31, 2025

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 31 day of March, 2025.

DAVID R. A. ROETGER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

COMMISSION EXPIRES: 6.21.25