WARRANTY DEED

SYDNEY GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 01-04-2027

DM-SC-25-1021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $553,000 00

Joshua Humphries
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF APRIL, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

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)
Joshua Humphries and Rion Humphries	**CMG Mortgage Inc.dba CMG Home Loans**	
(NAME)	(NAME)	**092-010-D-002.00-CO**
1021 32nd Avenue N	**3160 Crow Canyon Road, Ste 400**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**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, **SUBURBAN COWBOYS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOSHUA HUMPHRIES AND RION HUMPHRIES, HUSBAND AND WIFE,** 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 Unit No 1021 on the Plan of TenNineteen ThirtySecond Avenue North, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions for TenNineteen ThirtySecond Avenue North, a Horizontal Property Regime with Private Elements, at Instrument No 20240108-0001637, 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 a portion of the same property conveyed to Mary Sharp Gipson, unmarried by Warranty deed from Louis A Wilson, Jr., and wife, Peggy M Wilson, and Louis A Wilson, III, unmarried of record in Book 9698, page 959, Register's Office for Davidson County, Tennessee, dated June 10, 1995 and recorded on June 13, 1995

Being a portion of the same property conveyed to Suburban Cowboys, LLC by Warranty Deed from Mary Sharp Gipson, unmarried of record in Instrument No 20230705-0051129 Register's Office for Davidson County, Tennessee, dated July 03, 2023 and recorded on July 05, 2023

This conveyance is subject to:
- Taxes for the year 2025, a lien not yet due and payable
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 11, Register's Office for Davidson County, Tennessee
- Subject to all matters shown on the Plan of record as Instrument Number 20231009-0079277, Register's Office of Davidson County, Tennessee
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20240108-0001637, Register's Office for Davidson County, Tennessee
- Charter of record in Instrument Number 20240201-0007094, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1021 32nd Avenue N, Nashville, Tennessee 37209**

Karen Johnson Davidson County
Batch # 1257372 **DEEDWARR**
04/08/2025 09 37 30 AM 2 pgs
Fees $13 00 Taxes $2,046 10

20250408-0026515

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 2nd DAY OF APRIL, 2025

Suburban Cowboys, LLC

BY _____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of SUBURBAN COWBOYS, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained

Witness my hand and official seal, this the 2nd of April, 2025

_____
Notary Public
My Commission Expires _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

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