WARRANTY DEED

Karen Johnson Davidson County
Batch# 1257933 DEEDWARR
04/11/2025 11:24:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20250411-0027247

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Rutherford TS

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF APRIL, 2025.

Notary Public

MY COMMISSION EXPIRES: 05-24-2028
(AFFIX SEAL)

BETHANY SHIPLEY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/24/2028
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 25-0119

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Betsy Muniz Astacio, Anastacio Alejandro, and Salomon Rendon	CMG Mortgage, Inc. dba CMG Home Loans	Map: 149-04-0-241.00
(NAME) 224 Sailboat Drive	(NAME) 3160 Crow Canyon Rd Ste 400	
(ADDRESS) Nashville, TN 37217	(ADDRESS) San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED SEVENTY-FIVE THOUSAND AND NO/100 DOLLARS ($375,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

CORNERSTONE HOMES OF TN, INC.,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

BETSY MUNIZ ASTACIO AND ANASTACIO ALEJANDRO AND SALOMON RENDON, WIFE AND HUSBAND AS JOINT TENANCY WITH RIGHT OF SURVIVORSHIP,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO 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. 616, Plan of Edge O Lake Estates, Section 13, of record in Book 4175, Page 33, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Cornerstone Homes of TN, Inc., by deed from Erin Dias, Trustee of The 224 Sailboat Drive Trust, of record in Instrument No. 20241120-0090498, dated November 12, 2024, Register's Office for said County.

This conveyance is made subject to: (1) 2025 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 4175, Page 33, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 4268, Page 302, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 224 Sailboat Drive, Nashville, TN 37217
(House No.) (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 our hands this 8th day of April, 2025.

Cornerstone Homes of TN, Inc.

BY: Hafez Ghobrial

Hafez Ghobrial
President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Hafez Ghobrial with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the President respectively of Cornerstone Homes of TN, Inc. the within named bargainer, and corporation, and that he/she as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this, 8th day of April, 2025.

My Commission Expires: 11/2/24

Notary Public

JAMIE C POLK
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, CARLY WOODRING, 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 4-8-2025 (date of document).

C Woodring
Affiant Signature

4-8-2025
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 8th day of April, 2025.

Bethany Shipley
Notary's Signature

MY COMMISSION EXPIRES: 05-24-2028

NOTARY'S SEAL

