RECORDING INFO	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer or value of property transferred (whichever is greater) is $399,700.00. Carmen Coats Affiant Sworn to and subscribed before me this 23rd day of April, 2025. Notary Public My Commission Expires: 12-19-28
Karen Johnson Davidson County Batch# 1265958 DEEDWARR 04/30/2025 10:57:30 AM 3 pgs Fees: $18.00 Taxes: $1,478.89 20250430-0033302	
PREPARED BY AND RETURN TO: Valerie Webb & Associates PLLC 3037A Highway 31W P.O. Box 887 White House, TN 37188	

APRIL SUMRULL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Mary Lea 620 Joyce Ln Nashville, TN 37216	CMG MORTGAGE 3160 CROW CANYON RD STE 400 SAN RAMON, CA 94583	061 02 0 060.00

THIS GENERAL WARRANTY DEED is made and effective as of the 23rd day of April, 2025 (the "***Effective Date***"), by and between:

KELMA KING and MARK DUANE KING, wife and husband ("***Grantor***"); and

MARY LEA, a single woman ("***Grantee***").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells, and conveys to Grantee the following described real estate, situated in the County of DAVIDSON, State of Tennessee (the "***Property***"):

Being land in Davidson County, Tennessee, being Lot No. 286 of the Plan of GRA-MAR ACRES SECTION EIGHT, as of record in Book 2331, Page 110, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kelma King and Mark Duane King, wife and husband by Quitclaim Deed from Kelma King, of record in Instrument No. 20230228-0014004, in the Register's Office of Davidson County, Tennessee, dated February 27, 2023 and recorded on February 28, 2023.

Being the same property conveyed to Opal G. Pyle and Kelma King, as joint tenants with rights of survivorship, by Quitclaim Deed from Opal G. Pyle, of record in Instrument No. 20060823-0103657, in the Register's Office of Davidson County, Tennessee, dated June 5, 2006 and recorded on August 23, 2006. The said Opal G. Pyle died on September 21, 2017.

Being the same property conveyed to Opal G. Pyle, unmarried, by Warranty Deed from Travis Scott Hudson, unmarried, of record in Instrument No. 20010612-0061876, as re-recorded in Instrument No. 20010807-0084851, in the

Register's Office of Davidson County, Tennessee, dated June 08, 2001 and recorded on June 12, 2001.

This is improved property commonly known as 620 Joyce Ln, Nashville, TN 37216.

This conveyance is being made subject to (i) taxes for the year 2025, and subsequent years, which are not yet due and payable; (ii) all applicable zoning and setback requirements; (iii) all general utility, sewer, and drainage easements of record; (iv) all subdivision and/or condominium declarations, covenants, restrictions, and easements of record; and (iv) the following matters:

1. Easements, liens or encumbrances or claims thereof, not shown by the Public Records.

2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of GRA-MAR ACRES SECTION EIGHT, as recorded in Plat Book 2331, Page(s) 110.

3. Easement for Sanitary Sewer and/or Storm Drainage Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20140612-0051154.

TO HAVE AND TO HOLD the Property, together with the appurtenances, hereditaments, estate, title, and interest thereto belonging, to Grantee.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of the Property in fee simple, has good right to convey it, and that it is unencumbered. Grantor further covenants and binds itself and its successors and assigns to warrant and defend to Grantee forever the title to the Property against the lawful claims of all persons whomsoever, excluding claims arising out of the matters set forth above.

IN WITNESS WHEREOF, Grantor has executed this General Warranty Deed or has caused the same to be executed as of the Effective Date.

GRANTOR:

Kelma King

Kelma King

Mark Duane King

Mark Duane King

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned Notary Public for the aforesaid State and County, KELMA KING and MARK DUANE KING, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of April, 2025.

Notary Public

LISA G. HODGES STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 02/29/2028

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 April 23, 2025.

Affiant Signature

25th day of April, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25th day of April, 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