WARRANTY DEED

Karen Johnson Davidson County
Batch# 1282110 DEEDWARR
06/06/2025 03:09:30 PM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20250606-0044799

File #25-PA-5922A-O

(SEAL)

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00.

Paulo Palrao II
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF June, 2025.

Notary Public
MY COMMISSION EXPIRES: 3/3/26

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Paulo Palrao, II	**CMG Mortgage, Inc**	
(NAME)	(NAME)	**091 06 3G 001.00**
5922 Carl Place, #A	**3160 Crow Canyon Rd, 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,

WILLIAM W. MAJURE, III AND HANNAH MAJURE, A MARRIED COUPLE,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

PAULO PALRAO, II, A SINGLE MAN,

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 situated in Davidson County, Tennessee, being Unit A of HOMES AT 5922 CARL PLACE, a Horizontal Property Regime with Private elements located at Nashville, Davidson County, Tennessee and described in Declaration of Covenants, Conditions and Restrictions for Homes at 5922 Carl Place, a Horizontal Property Regime with Private Elements of record at Instrument No. 20190716-0069587, in the Register's Office of Davidson, Tennessee to which hereby reference is made. The Easements, Restrictive Covenants, Conditions and Regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 5922 Carl Place, a Horizontal Property Regime with Private elements with Plat filled as Exhibit "B" to said Declaration appearing in Instrument No. 20190716-0069587, and bylaws appended thereto as Exhibit C, said Register's Office, are incorporated hereby the same as though copied herein for a more complete description of said Unit.

Being the same property conveyed to William W. Majure, III, a single man, and Hannah Gipson, a single woman, as tenants in common with right of survivorship, by Warranty Deed from Tyler Lummis, an unmarried man, of record in Instrument No. 20210927-0129416, in the Register's Office of Davidson County, Tennessee, dated September 21, 2021, and recorded on September 27, 2021.

The said William W. Majure, III and Hannah Gipson having since married each other, the said Hannah Gipson is now known as Hannah Majure.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WEST PARK ADDITION, as recorded in Plat Book 2330, Page(s) 39.

*Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20190716-0069587 as amended in Instrument No. 20190802-0076411.

*Covenants, Conditions and Restrictions as set forth in Protective Covenants recorded in Book 2437, Page 59.

*Charter for Homes at 5922 Carl Place recorded as Instrument No. 20190716-0069588.

* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **5922 A Carl Place, Nashville, TN 37209**.

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 4th day of June, 2025.

William W. Majure, III

Hannah Majure

STATE OF ALABAMA
COUNTY OF MOBILE

On this 4th day of June, 2025, before me personally appeared William W. Majure, III, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 4th day of June, 2025.

Notary Signature
My commission expires: 09/28/2026

Loyda Wright
STATE OF ALABAMA
NOTARY PUBLIC
Commission Expires
SEPTEMBER 28, 2026

STATE OF ALABAMA
COUNTY OF MOBILE

On this 4th day of June, 2025, before me personally appeared Hannah Majure, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 4th day of June, 2025.

Notary Signature
My commission expires: 09/28/2026

Loyda Wright
STATE OF ALABAMA
NOTARY PUBLIC
Commission Expires
SEPTEMBER 28, 2026

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **June 4, 2025**.

Affiant Signature

06/06/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **June 6, 2025**.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY