WARRANTY DEED

Karen Johnson Davidson County
Batch# 1294306 DEEDWARR
07/07/2025 11:28:30 AM 3 pgs
Fees: $18.00 Taxes: $1,794.50
20250707-0053183

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $485,000.00

Mackenzie Alexis Kruger
AFFIANT

SUBSCRIBED AND SWORN TO ME ON 06/26/2025.

Karla K. Lilley
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

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

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 836 North Thompson Lane
Ste 1D
Murfreesboro, TN 37129
file # 3432-25NASH-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
John William Kittridge Mack and Mackenzie Alexis Kruger	CMG Mortgage, Inc dba CMG Home Loans	173-06-0B-018.00-CO
2374 Somerset Valley Drive	3160 Crow Canyon Rd. Ste 400	
Antioch, TN 37013	San Ramon, CA 94583	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Faried Ata and Niphaphone Ata F/K/A Niphaphone Douangvilay, husband and wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John William Kittridge Mack and Mackenzie Alexis Kruger, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, 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. 18 on the Plan of Final Plat, Cambridge Park Subdivision, Phase 2 & 3 of record in Instrument No. 20160609-0058582, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Faried Ata, an unmarried man and Niphaphone Douangvilay,an unmarried woman by Warranty Deed from Atkins & Associates Homebuilders, Inc., a Tennessee corporation of record in Instrument No. 20180104-0001357 Register's Office for Davidson County, Tennessee, dated December 29, 2017 and recorded on January 04, 2018. Faried Ata and Niphaphone Douangvilay have since been married and Niphahone Douangvilay is N/K/A Niphahpne Alta

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2025 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is improved property known as 2374 Somerset Valley Drive Antioch, TN 37013

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my hand on June 26, 2025.

Faried Ata

Niphaphone Ata F/K/A Niphaphone Douangvilay

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, a Notary Public of said County and State, Faried Ata and Niphaphone Ata F/K/A Niphaphone Douangvilay , the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this June 26, 2025.

Notary Public

My Commission Expires: 9/20/25

J. CARLTON DRUMWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 3432-25NASH-TN

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

Tennessee Certification of Electronic Document

I, Karla Lilley 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 6/20/2025 (date of document).

Affiant Signature

6/20/2025

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 20 day of June, 2025.

Notary Public

AMY WALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JULY 17, 2028

COMMISSION EXPIRES: 7/17/28