Karen Johnson Davidson County
Batch# 1315310 DEEDWARR
08/27/2025 09:21:30 AM 4 pgs
Fees: $23.00 Taxes: $1,339.40
20250827-0068528

WARRANTY DEED

(SEAL)

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$362,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF August, 2025.

Notary Public
MY COMMISSION EXPIRES: 12·19·2028

File **#25-JJ-1600-C**

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS OF NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Christofer Combado and Jaymie Combado	CMG Mortgage Inc. dba CMG Home Loans	
(NAME)	(NAME)	
2022 Rosecliff Drive	3160 Crow Canyon Road, Suite 400	**071 09 0 017.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	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,

ANNA C. CARELLA, A MARRIED WOMAN,

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

CHRISTOFER COMBADO AND JAYMIE COMBADO, 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:

Lot Number 17 on the Plan of HAYNES MEADE, SECTION II, of record in Plat Book 2854, Page 136, Register's Office for said County, described as follows:

Beginning at a point in the Southwesterly margin of Haynes Meade Circle, the common corner of Lots Numbers 17 and 18; thence Southwesterly with the line between said two lots, 122.1 feet to a point in the Northeasterly line of Haynes Meade, Section 1; thence with the Northeasterly line of the same South 52 degrees 25 minutes East 127.1 feet to a point in the Northwesterly margin of Seminary Street; thence Northeasterly with the margin of the same 89.8 feet to the beginning of a curve; thence Northwesterly around said curve 39.27 feet to a point in the Southwesterly margin of said Haynes Meade Circle; thence Northwesterly with the margin of the same 80.44 feet to the point of beginning.

Being the same property conveyed to Anna Carella, an unmarried person, by Quit Claim Deed from Anna Carella, unmarried, a 62.3% interest and Molly Lasagna, unmarried, a 37.7% interest, of record in Instrument no. 20191203-0124458, in the Register's Office of Davidson County, Tennessee, dated November 22, 2019 and recorded on December 03, 2019.

Being the same property conveyed to Anna Carella, a 62.3% interest and Molly Lasagna, a 37.7% interest, by Quit-Claim Deed from Anna Carella and Molly Lasagna, of record in Instrument no. 20170512-0047177, in the Register's Office of Davidson County, Tennessee, dated May 02, 2017 and recorded on May 12, 2017.

Being the same property conveyed to Anna Carella, a married woman, Molly Lasagna, an unmarried woman, by Warranty Deed from Jennifer N. Seay, married, of record in Instrument no. 20170511-0046715, in the Register's Office of Davidson County, Tennessee, dated May 02, 2017 and recorded on May 11, 2017.

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 SECTION TWO, HAYNES MEADE, as recorded in Plat Book 2854, Page(s) 136, said Register's Office.
* Any and all existing easements and restrictions as shown of record not stated herein.

This is _____ **unimproved** ___**X**___ **improved** property known as: **1600 Haynes Meade Circle, Nashville, TN 37207**.

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 21st AC IM ~~22nd~~ day of **August, 2025**.

Anna Carella

Anna Carella

Ido Meshi

The said **IDO MESHI** is the spouse of **ANNA CARELLA** and joins herein to convey any and all marital interest **IDO MESHI** may have in the above-described property.

STATE OF _____

COUNTY OF _____

Before me personally appeared Anna C. Carella, 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 ____ day of August, 2025.

See attached

_____
Notary Signature
My commission expires:

STATE OF _____

COUNTY OF _____

Before me personally appeared Ido Meshi, 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 ____ day of August, 2025.

See attached

_____
Notary Signature
My commission expires:

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

On 8/21/2025 before me, N. Brobst, notary public,
(Here insert name and title of the officer)

personally appeared Anna Carella and Ido Meshi,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in ~~his/her/their~~ authorized capacity(ies), and that by ~~his/her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature of Notary Public

(Notary Seal)

N. BROBST
COMM. # 2479885
NOTARY PUBLIC • CALIFORNIA
LOS ANGELES COUNTY
Comm. Exp. FEB. 14, 2028

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Warranty deed
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 2 Document Date 8/21/25

(Additional information)

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
- ☐ Corporate Officer

(Title)

- ☐ Partner(s)
- ☐ Attorney-in-Fact
- ☐ Trustee(s)
- ☐ Other

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative ***acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in*** *California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.*

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he~~/she/~~they,~~ is /~~are~~) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
  - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document

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 August 22. 2025.

Affiant Signature

27th day of August, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27th day of August, 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