This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane
Suite #115
Franklin, TN 37067
File Number 7-6813-AP

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE # DM-TRA-25-2616

Karen Johnson Davidson County
Batch # 1315361 DEEDWARR
08/27/2025 10 40 34 AM 2 pgs
Fees $13 00 Taxes $1,886 63
20250827-0068596

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $509,900 00

Affiant

Subscribed and sworn to before me, this the 22nd day of August, 2025

Notary Public
My Commission Expires

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Marleecia Lanie Lizarraga 2616 Lishwood Dr Nashville, TN 37214	CMG Home Loans 3160 Crow Canyon Rd #400 San Ramon, CA 94583	062-15-0-017

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Robert Doak and Dawn Doak, husband and wife** (individually and/or collectively, "Grantor"), transfer and convey unto **Marleecia Lanie Lizarraga, an unmarried woman** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit

Land in Davidson County, Tennessee, being all of Lot No. 117, Section 3, Sutherland Heights, according to survey and plat of same appearing of record in Book 2663, page 117, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot

Being the same property conveyed to Robert Doak and Dawn Doak, husband and wife by Warranty Deed from Mark Smith and Leesa W. Smith f/k/a Leesa B. Weaver, husband and wife, dated May 7, 2007, recorded October 11, 2007, of record in Instrument No 20071011-0121096, Register's Office for Davidson County, Tennessee.

This is improved property located at **2616 Lishwood Drive, Nashville, TN 37214**

This conveyance is made subject to 1) property taxes for the year 2025 a lien not yet due and payable Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes, 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, 5) building restrictions, and 6) other matters of public record

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, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Robert Doak

Dawn Doak

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Robert Doak and Dawn Doak, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained

WITNESS my hand and seal at office this 22nd day of August, 2025

Notary Public
My Commission expires 9-21-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY