Karen Johnson Davidson County
Batch # 1358162 DEEDWARR
12/15/2025 02:36:43 PM 2 pgs
Fees: $13.00 Taxes: $1,609.50
20251215-0099595

WARRANTY DEED

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $435,000.00.

Affiant

Subscribed and sworn to before me, this the 12th day of December, 2025.

Notary Public
My commission expires: _____
(AFFIX SEAL)

~~Return to:~~
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-ELAM-25-020PT

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Matthew Kenneth Wiser and Cecile Wiser	CMG Mortgage, Inc.	**074-16-0-165.00**
2019 Hickory Hill Lane	3160 Crow Canyon Rd #400	
Hermitage, TN 37076	San Ramon, CA 94583	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

James Jenkin and Mary Lee Jenkins, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Matthew Kenneth Wiser, unmarried and Cecile Wiser, unmarried TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP

HEREINAFTER CALLED THE GRANTEES, 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. 44 on the Plan of Section 1, Stones River Estates Subdivision, of record in Plat Book 2900, Page 429, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to James Jenkins and Mary Lee Jenkins, husband and wife, by Warranty Deed dated March 31, 2016, from Angel L. Bermudez Jr. and Susan D. Bermudez, Trustees of the Angel L. Bermudez, Jr. and Susan D. Bermudez Revocable Living Trust dated July 12, 2005, of record in Instrument No. 20160401-0030997, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) **The Plan of record in Plat Book 2900, page 139, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2) **Restrictions of record in Book 3182, page 429, said Register's Office.**
NOTE: Said Restrictions are not applicable to portions thereof that have already expired.

3) **Taxes for the current year which have been prorated between the parties and were paid by the Grantor herein and the herein Grantee(s) assume any subsequent years, not yet due and payable.**

This is improved property, known as 2019 Hickory Hill Lane, Hermitage, TN 37076.

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) that I/we am/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 myself/ourselves, my/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 12th day of December, 2025.

James Jenkins

James Jenkins

Mary Lee Jenkins

Mary Lee Jenkins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, James Jenkins, and Mary Lee Jenkins the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of December, 2025.

MB

Notary Public

My Commission Expires: 5/9/2026

