Karen Johnson Davidson County
Batch# 1432616 DEEDWARR
06/11/2026 08:42:30 AM 4 pgs
Fees: $23.00 Taxes: $1,461.50
20260611-0052899

WARRANTY DEED

DEBORAH A RAND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-29-2027

STATE OF TENNESSEE
COUNTY OF _____
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH_____ DAY OF June, 2026.

Notary Public

MY COMMISSION EXPIRES: 6/29/27

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
100 Bluegrass Commons Blvd, Ste 110, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Dairielys Flores Lorenzo	CMG Mortgage, Inc dba CMG Home Loans	018-16-0-003.00
(NAME)	(NAME)	
407 Fannin Drive	3160 Crow Canyon Rd, Ste 400	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	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 considerations, the receipt of which is hereby acknowledged, I/we Adam Taylor, an unmarried man and William C. Sons Jr., a married man, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Dairielys Flores Lorenzo, a single woman and Miguel A. Cruz Abreu, a single man, as Joint Tenants with the Right of Survivorship, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A Certain Tract or parcel of land in Davidson County, State of Tennessee, Described as Follows, to-wit:

Being Lot No. 43 on the Plan of Mansker Heights, Section II, as of record in Book 3106, Page 43, Register's Office for Davidson County, Tennessee.

Said Lot No. 43 fronts 65.41 feet on the southerly end of the turnaround at the end of Fannin Drive, which turnaround is on a curve with a radius of 60 feet, and runs back 374.6 feet on the northwesterly line and 158.4 on the easterly line to a dead line in the rear, on which it measures 386.5 feet.

Being the same property conveyed to Adam Taylor, an unmarried man, and William C. Sons, Jr., a married man by Warranty Deed from Rickey David Pennington, an unmarried man, dated 09/23/2025, of record in Instrument 202509250076626, Register's Office for Davidson County, Tennessee.

Subject property is investment property and is not now nor has it ever been the principal residence of Grantors.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 407 Fannin Drive, Goodlettsville, TN 37072

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 10th day of June, 2026.

Adam Taylor

State of Tennessee
County of Robertson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Adam Taylor, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 8th day of June, 2026.

Notary Public:
My Commission Expires: 6-23-27

KIM DEBERRY
TENNESSEE NOTARY PUBLIC
My Comm Exp. June 23, 2027
COUNTY OF ROBERTSON

William C. Sons Jr.

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William C. Sons Jr., the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 10th day of June, 2026.

Notary Public:
My Commission Expires: _____

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-27-2027

RETURN TO:
Stewart Title Company
100 Bluegrass Commons Blvd, Ste 110
Hendersonville, TN 37075

202606110052899

CERTIFICATE OF AUTHENTICITY

I, Janet L. Adams, do hereby make oath that I am licensed attorney and/or 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 the law on 6-10-26.

AFFIANT

DATE: 6-10-26

STATE OF TENNESSEE

COUNTY OF Sumner

SWORN to and subscribed before me this 10th day of June, 2026.

NOTARY PUBLIC

JENNIFER A HOFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-29-2027

MY COMMISSION EXPIRES: 6/29/27