WARRANTY DEED

STATE OF ~~Illinois~~ Tennessee
COUNTY OF ~~Winnebago~~ Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of May, 2018.

Notary Public

MY COMMISSION EXPIRES: 1-3-21

(AFFIX SEAL)

Bill Garrett Davidson County
Batch# 95072 DEEDWARR
05/21/2018 04:04:30 PM 3 pgs
Fees: $18.00 Taxes: $508.75
20180521-0048674

THIS INSTRUMENT WAS PREPARED BY
Steven P. Disser, Attorney
Greater Nashville Title & Closing Co.
200 Madison St.
Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jonathan & Bethany Cunningham	Same	05015014800
(NAME)	(NAME)	
1676 Stonewater Dr.		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Estate of Namon Monroe Mott, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jonathan Cunningham and Bethany Cunningham, husband and wife, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 12th Civil District of Davidson County, Tennessee, being Lot No. 473 and a small strip marked "Reserved" adjoining said Lot No. 473 on the Plan of Parkwood Estates, Section 3, as of record in Book 3300, page 31, Register's Office for Davidson County, described together as follows:

Beginning at a point in the westerly margin of Qualynn Drive, common corner of Lots Nos. 473 and 474; thence with the line between said two lots westerly 191.4 feet; thence southwesterly, with the line between Lot No. 473 and Lots Nos. 480 and 481, 104.9 feet to a concrete monument; thence easterly 135.0 feet to a concrete monument; thence south 10 degrees 51' east 69.85 feet to a concrete monument; thence south 81 degrees 04' east 75 feet (erroneously referred to as 175 feet in prior conveyance), to a concrete monument in the westerly margin of Qualynn Drive; thence with said margin northerly 128.0 feet to the point of beginning.

Being the same property conveyed to Namon Monroe Mott and wife, Thelma S. Mott by deed from Arvin T. Bixler and wife, Nancy L. Bixler of record in Book 4710, page 75, Register's Office for Davidson County, Tennessee. Thelma S. Mott having predeceased Namon M. Mott. Namon M. Mott having died intestate and his estate being administrated under Probate File 16P1303, Probate Court Clerk's Office for Davidson County, Tennessee. By Order entered May 26, 2017 in the Probate Court of Davidson County, Tennessee, the real property located at 3189 Qualynn Dr., was brought into the probate estate, subject to estate administration, and subject to Court approval of the sales contract, which approval was granted by said Court by Order entered May 9, 2018.

THIS CONVEYANCE IS MADE SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS SET FORTH ON THE THE PLAN OF PARKWOOD ESTATES, SECTION 3, AS OF RECORD IN BOOK 3300, PAGE 31, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; AND SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES.

unimproved ☐

This is improved ☑ property, known as 3189 Qualynn Dr., Nashville, TN 37207
(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, their heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 do further covenant and bind myself, my, 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. 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 this 11th day of May, 2018.

ESTATE OF NAMON MONROE MOTT

Geraldine Carter
Personal Representative

STATE OF Illinois

COUNTY OF Winnebago

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared, Geraldine Carter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Personal Representative of the Estate of Namon Monroe Mott, the within named bargainor, and she as such Personal Representative executed the foregoing instrument for the purposes therein contained, by signing the name of the Estate by herself as Personal Representative.

WITNESS my hand and seal, this 12th day of May 2018.

My Commission Expires:
5.29.21

Notary Public

OFFICIAL SEAL
TRACY S MORGENROTH
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 8-29-2021

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Sandy Balent, a notary public for this county and
Notary's Name

state, Steven Disser, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 11-5-19

NOTARY'S SEAL



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).