Karen Johnson Davidson County
Batch# 191752 DEEDQC
02/05/2019 10:12:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190205-0010877

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Lana Sullins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 day of Jan, 2019.

Notary Public
MY COMMISSION EXPIRES: 8/5/19
(AFFIX SEAL)

MARK MASON
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Birthright Title, LLC

2734 N. Mt. Juliet Road, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lana Sullins	SAME AS NEW OWNER	10816022200
(NAME) 830 Woodcraft Drive	(NAME)	
(ADDRESS) Nashville, TN 37214	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and 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, **Robert Wayne Cummings, a single man**, hereinafter called the Grantor(s), has quitclaimed unto **Lana Sullins, a married woman**, hereinafter called the Grantee(s), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Being Lot No. 175A, Zone Lot Division of Lot Nos 172-180, Percy Priest Wood, Section Four, as of record in Book 6250, Page 993, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Robert Wayne Cummins, a single man by deed from Alton Wade Sullins and spouse Lana Sullins, dated 08/30/2004, of record in Instrument No. 20040830-0104508, said Register's Office.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further 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, and (5) other matters of public record.

This is _X_ improved __ unimproved property known as 830 Woodcraft Drive, Nashville, TN 37214.

Witness my hand this 22 day of Jan, 2019.

Robert W. Cummings

Robert Wayne Cummins

STATE OF TN
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert Wayne Cummins the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22 day of Jan, 2019.

Notary Public

My Commission Expires: 8/5/19

(SEAL)

MARK MASON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Morgan O'Neill, do hereby make oath that I am a licensed attorney and/or the 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.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Morgan O'Neill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 5-2019

(SEAL)

