Karen Johnson Davidson County
Batch# 201194 DEEDWARR
03/01/2019 04:11:30 PM 3 pgs
Fees: $18.00 Taxes: $379.25
20190301-0019080

Name and Address of New Owner:
InvestSmart TN LLC
2700 Charlotte Avenue, Apt 309
Nashville, TN 37209

Send Tax Bills To:
SAME

This Instrument Prepared By:
Hyde Park Title & Escrow LLC
330 Robert Rose Drive
Murfreesboro, TN 37129

Map & Parcel No: 092-06-0-510

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Ronald Cunningham Sr.**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **InvestSmart TN LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Property located in Davidson County, Tennessee, being Lot No. 8 on the Plan of A. Roth's Subdivision of Lot No. 22 in Boyd McNairy's Addition to Nashville, of record in Book 57, Page 147, 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 Diane Sparks, a single person, and Morris Cunningham, a single person by Installment Deed from John H. Otey, Jr. and wife, Bettye G. Otey of record in Book 8049, Page 558, Register's Office for Davidson County, Tennessee, dated February 20, 1990 and recorded on February 21, 1990.

Being the same property conveyed to Morris S. Cunningham, a single person, tenancy by the entirety with right of survivorship by Quitclaim Deed from Diane Sparks Stokes, a married person of record in Instrument No. 20151208-0123418, Register's Office for Davidson County, Tennessee, dated November 13, 2015 and recorded on December 08, 2015. The said Morris S. Cunningham having since died.

The Estate of Morris Steele Cunningham also known as Morris S. Cunningham was administered as Docket No. 16P-368 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division. On July 7, 2017, an Order was executed conveying the above described property to Delcinia Costa. Said Order was filed for record in Instrument No. 20170817-0084748 and Instrument No. 20170918-0095137, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ronald Cunningham, Sr., married by Quitclaim Deed from Delcinia Costa, single, as her sole and separate property of record in Instrument No. 20171211-0125974, Register's Office for Davidson County, Tennessee, dated December 11, 2017, and recorded on December 11, 2017

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 28th day of February, 2019..

Ronald Cunningham Sr. (SEAL)
Ronald Cunningham Sr.

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 28th day of February, 2019, before me personally appeared Ronald Cunningham, Sr., to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand at office, this 28th day of February, 2019.

Notary Signature
My commission expires: 5-3-2021

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $102,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
28th day of February 20 19

Notary Public
My commission expires: 5-3-2021
File No. 2019-56

ELECTRONIC CERTIFICATION PAGE

I, Andrew Mitchell, 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.

Signature

State of TN
County of Rutherford

Personally appeared before me, Nicholas Howell, a notary public for this county and state, Andrew Mitchell, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-17-19

