WHEN RECOREDED MAIL TO:
FNC TITLE SERVICES, LLC
1300 PICCARD DRIVE
ROCKVILLE, MD 20850

Karen Johnson Davidson County
Batch# 260332 DEEDWARR
07/22/2019 12:33:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20190722-0071695

# WARRANTY DEED

**THIS INSTRUMENT WAS PREPARED BY**
BC LAW FIRM, P.A. 10 SE CENTRAL PKWY, STE 325, STUART, FL 34994
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| SONJA OVERBY CUMMINGS | SONJA OVERBY CUMMINGS | 133 02 0 178.00 |
| 212 ANTIOCH PIKE<br>NASHVILLE, TN 37211 | 212 ANTIOCH PIKE<br>NASHVILLE, TN 37211 | 2019-05-776 |

For good consideration, I (We) **SONJA OVERBY CUMMINGS, WHO ERRONEOUSLY ACQUIRED TITLE AS SONJA A. CUMMINGS ,** whose mailing address is 212 ANTIOCH PIKE, NASHVILLE, TN 37211, hereby bargain, deed and convey to **SONJA OVERBY CUMMINGS, UNMARRIED** whose mailing address is 212 ANTIOCH PIKE, NASHVILLE, TN 37211, the following described land in DAVIDSON County, to wit:

**BEING LOTS NO. 8 AND 9 ON THE MAP OF AIRDRIE LAND COMPANY'S SUBDIVISION "A", AS OF RECORD IN BOOK 547, PAGE 10, REGISTER'S OFFICE FOR SAID COUNTY.**

**SAID LOTS ADJOIN AND FRONT TOGETHER 115 FEET ON THE NORTHERLY SIDE OF MILL CREEK VALLEY PIKE OR ROAD, AND RUNS BACK BETWEEN PARALLEL LINES, LOT NO. 8 RUNNING BACK ALONG THE EASTERLY MARGIN OF KINROSS AVENUE, 169 FEET TO AN ALLEY.**

Being the same property conveyed to SONJA A. CUMMINGS, by deed dated 06/23/2010 and recorded on 06/24/2010 as Instrument No. 20100624-0049364.

APN: 133 02 0 178.00

Property Address: 212 ANTIOCH PIKE, NASHVILLE, TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever.

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances except those of record; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and

instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs and assigns will forever warrant and defend all of the property so granted to Grantee, its heirs and assigns, against every person lawfully claiming the same or any part thereof.

WITNESS the hands and seal of said Grantors this day of .

Sonja Overby Cummings
**SONJA OVERBY CUMMINGS**

STATE OF Tennessee )
) SS.
COUNTY OF Davidson )

On this 15th day of July 2019, before me personally appeared **SONJA OVERBY CUMMINGS** to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledge that he/she (they) executed the same for the purposes therein contained as his/her (their) free act and deed.

(Seal)

JAMES A. FARLEY
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.

James A. Farley
Notary Public
My Commission Expires: 5-26-20

**VALUATION AFFIDAVIT**

I, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater is $ 0 _____, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Sonja Overby Cummings
Signature of Affiant

STATE OF TN
COUNTY OF Davidson

Sworn to before me this 15th day of July, 2019.

James A. Farley
Notary Public
My Commission Expires: 5-26-20

JAMES A. FARLEY
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.

Name and address for person(s) responsible for taxes:
SONJA OVERBY CUMMINGS
212 ANTIOCH PIKE
NASHVILLE, TN 37211

Name and Address of property owner:
SONJA OVERBY CUMMINGS
212 ANTIOCH PIKE
NASHVILLE, TN 37211

# True Copy Certification

I, Victoria Robinson, 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.

Victoria Robinson

Signature

State of Maryland
County of Montgomery

Personally appeared before me, Melinda Alban, a notary public for this county and state, Victoria Robinson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Melinda Alban

Notary Signature

My Commission Expires: 01/05/2020

Melinda Alban
NOTARY PUBLIC
Carroll County, Maryland
My Commission Expires: 1/5/2020