Karen Johnson Davidson County
Batch# 366665 DEEDWARR
03/04/2020 11:27:01 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200304-0024009

| THIS DOCUMENT PREPARED BY<br>Stephanie J. Edwards<br>Carter Shelton Jones, PLC<br>2021 Richard Jones Road, Suite 240<br>Nashville, Tennessee 37215<br>(615) 627-4444 | **This transfer is exempt from real estate transfer tax pursuant to T.C.A. § 67-4-409(a)(3)(F).** |
|---|---|

| Address of new owner: | Send Tax Bills to: | Map-Parcel Numbers: |
|---|---|---|
| Bryant Antoine Cummings, Trustee<br>903 Joseph Ave<br>Nashville, TN 37207 | SAME | 082 03 0 069.00 |

## 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 sufficiency of which are hereby acknowledged, Bryant Antoine Cummings, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantor, has bargained and sold, and by these presents does transfer and convey unto Bryant Antoine Cummings, Trustee of The Carolina Blue Trust dated March 2, 2020, as amended from time to time, and to his successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors, heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land in the State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is subject to the following:

1. Current year's State and County taxes, which have been assumed by the Grantee.

2. Any matters of record.

**TO HAVE AND TO HOLD** the said real property herein conveyed, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, the Grantee's successors, heirs and assigns, forever; and the Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said real property, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and the Grantor does further covenant and bind the Grantor, the Grantor's heirs, assigns and representatives, to warrant and forever defend the title to the said real property to the said Grantee, the Grantee's successors, heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS** my hand this 2nd day of March, 2020.

**Bryant Antoine Cummings**

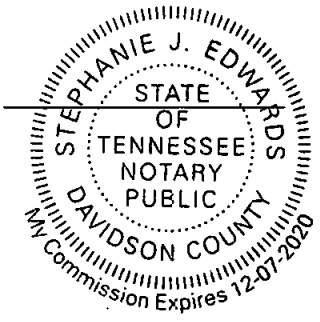
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bryant Antoine Cummings, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

**WITNESS** my hand, at my office, this 2nd day of March, 2020.

Notary Public

My Commission Expires:



## EXHIBIT A

### Legal Description

Land in Davidson County, Tennessee, being Lot No. 74 on the Plan of Sharpe & Horns Second Addn. to East Nashville of record in Plat Book 161, Page 53, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Bryant Antoine Cummings, by deed from K & D Werks, LLC by warranty deed in Instrument No. 20161212-0129910, Register's Office for Davidson County, Tennessee, and whereby a scrivener's affidavit was filed in Instrument No. 20190823-0085023 Register's Office for Davidson County, Tennessee,.

This is improved property known as 903 Joseph Avenue, Nashville, Tennessee 37207.