Karen Johnson Davidson County
Batch# 413560 DEEDWARR
06/11/2020 01:40:30 PM 4 pgs
Fees: $23.00 Taxes: $869.50
20200611-0059942

ROBERT MICHAEL CUNNINGHAM, ET AL

TO: *WARRANTY DEED*

ALYSSA JOHNSON AND
SCOTT VANOOSTEN

THIS WARRANTY DEED OF REALTY, executed as of the 26th day of May, 2020, by Grantors, **ROBERT MICHAEL CUNNINGHAM and CANDICE R. CUNNINGHAM, husband and wife**, to Grantees, **SCOTT T. VANOOSTEN, an unmarried man, and ALYSSA G. JOHNSON, an unmarried woman, as tenants in common with rights of survivorship,** Witnesseth:

That Grantors, for a valuable consideration, receipt whereof is acknowledged, have this day bargained and sold and do hereby transfer and convey unto Grantees to have and to hold to them, as tenants by the entireties, and to their heirs and assigns forever in fee simple, certain realty situated in the Twelfth (12th) Civil District of Davidson County, Tennessee, and bounded and described as follows:

> Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Cedar Creek, Phase Two, as of record in Plat Book 7900, Page 5, Register's 0ffice for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Candice R. Gregory and Robert Michael Cunningham from Stephanie Sullivan, an unmarried person, by Warranty deed dated May 31, 2007, recorded on June 6, 2007 at 9:25 A.M., and appearing of record in Instrument Number: 20070606-0067451, Register's Office for Davidson County, Tennessee. For additional reference, see the Quitclaim deed from Candice R. Cunningham f/k/a Candice R. Gregory and Robert Michael Cunningham, wife and husband to Robert Michael Cunningham and Candice R. Cunningham, as husband and wife, dated March 8, 2013, recorded on March 14, 2013 at 10:09 A.M., and appearing of record in Instrument Number: 20130314-0025407, said Register's Office.

That Grantors (1) covenant that they are lawfully seized and possessed of and have a perfect right to convey such realty and that it is unencumbered except for (a) 2020 taxes which are prorated and Grantees assume; and (b) building setback lines, utility and drainage easements and all other matters as shown by plat of record; (2) will forever warrant and defend the title unto Grantees and to their heirs and assigns against all lawful claims; subject, however, to terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided

in the Covenants, Conditions and Restrictions of record in Book 7768, Page 238 and amended in Book 7945, Page 901; to all matters as shown on plan of record on Plat Book 7900, Page 5; to final plan of Cedar Creek in Plat appearing in Book 6250, Page 770; and to the Charter for Cedar Creek Homeowners' Association appearing of record in Book 8414, Page 69, Register's Office for Davidson County, Tennessee; and (3) will give possession of said property with deed.

IN WITNESS WHEREOF, Grantors have executed this deed as of the date written first herein.

ROBERT MICHAEL CUNNINGHAM Grantor

CANDICE R. CUNNINGHAM Grantor

STATE OF TENNESSEE :
COUNTY OF Robertson :

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **ROBERT MICHAEL CUNNINGHAM**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 27th day of May, 2020

My Commission Expires: 9/20/2021

CHRISTINA M. BARTEE STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

Notary Public

CANDICE R. CUNNINGHAM Grantor

STATE OF TENNESSEE :
COUNTY OF Robertson :

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **CANDICE R. CUNNINGHAM**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 27th day of May, 2020

My Commission Expires: 9/20/2021

CHRISTINA M. BARTEE STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

Notary Public

202006110059942

Property Owners Name
and Mailing Address:

ALYSSA JOHNSON
SCOTT VANOOSTEN
4913 Scotts Creek Parkway
Hermitage, TN 37076

Person or Entity Responsible for
Payment of Property Taxes:

HomeBridge Financial Services, Inc. DBA
Real Estate Mortgage Network
194 Wood Avenue South, 9th floor
Iselin, NJ 08830

Property Address:
4913 Scotts Creek Parkway
Hermitage, TN, 37076

Map and Parcel No.
075-12-OA-086.00

STATE OF TENNESSEE,
DAVIDSON COUNTY
I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **$235,000.00** which amount equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant _____

Subscribed and sworn to before me this the **26th day of May, 2020.**

NOTARY PUBLIC
MY COMMISSION EXPIRES: 8/1/2020

JASON R. JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Prepared by:
Christina M. Bartee
Batson Nolan PLC
105 Fifth Avenue West, Suite 201
Springfield, TN 37172

Tennessee Certification of Electronic Document

I, Benjamin Seamon (Signer's Name), 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 Tennessee

County of Williamson

Personally appeared before me, W. Reid Solomon (Notary's Name), a notary public for this county and state, Benjamin Seamon (Signer's Name), who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-04-2023

(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).

SA0241

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