This instrument prepared by:
Momentum Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 4-20-7523

Karen Johnson Davidson County
Batch# 415347 DEEDWARR
06/16/2020 09:21:30 AM 3 pgs
Fees: $18.00 Taxes: $277.50
20200616-0061713

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $75,000.00.

D. Jeff Crowley
Affiant

LESLIE C. LOUGHLIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES JANUARY 3, 2022

Subscribed and sworn to before me, this the 5th day of June, 2020.

Leslie C Loughlin
Notary Public
My Commission Expires: 1/3/22

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jones Construction, LLC 3732 Moss Rose Drive Nashville, TN 37216	New Owner	085-07-0-030

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Ralph Cunningham and Ruby L. Cunningham, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Jones Construction, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantee, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 186 on the Plan of Section Four, Stanford Country Club Estates of record in Plat Book 2900, Pages 83 and 84, 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 Ralph Cunningham and wife, Ruby L. Cunningham, by deed from Clarence R. Sweeney and wife, Debbie V. Sweeney, of record in Book 5231, Page 982, Register's Office for Davidson County, Tennessee, dated December 7, 1977 and recorded on December 9, 1977.

This is unimproved property located at: **3143 Stafford Drive, Nashville, TN 37214.**

This conveyance is made subject to 1) Property taxes for the year 2020 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

202006160061713

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of June, 2020

GRANTOR:

Ralph Cunningham

Ralph Cunningham

Ruby Cunningham

Rudy Cunningham

Ruby Jr

STATE OF TENNESSEE
COUNTY OF SUMNER

Ruby

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ralph Cunningham and Rudy Cunningham, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 5th day of June, 2020.

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: NOV 0 8 2021

202006160061713

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM