WARRANTY DEED

Karen Johnson Davidson County
Batch# 506178 DEEDWARR
10/30/2020 03:07:43 PM 2 pgs
Fees: $13.00 Taxes: $4,347.50

20201030-0127203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 1/3/23

(AFFIX SEAL)

STACEY DENSON PALMER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Teresa Michelle Cunningham John Loudenslager	Renasant Bank	130 08 0 105.00
(NAME)	(NAME)	
3814 Harding Place	2001 Park Place N. Ste 150	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Birmingham AL 35203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we Adam C. Wilson and wife, Julie A., Wilson, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Teresa Michelle Cunningham and John Loudenslager, wife and husband, hereinafter called the GRANTEE(S), his/her/their 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. 9 on the Final Plat of Sharber's Harding Place Subdivision, not of record described according to a survey made by W.B. Southgate, Surveyor, as follows:

Beginning on the northerly margin of Harding Place at the common corner of Lots No. 9 and 10; thence with the line between said two lots, northwardly 350 feet to the southerly line of Lot No. 28; thence with the line between Lots No. 9 and 28, eastwardly 100 feet to the common corner of Lots Nos. 8 and 9; northerly margin of Harding Place; thence with the northerly margin of Harding Place westwardly 100 feet to the point of beginning.

Being the same property conveyed to Adam C. Wilson and wife, Julie A. Wilson by Warranty Deed from Stanley R. McMinn and wife, Mary Ann McMinn, dated 03/25/2005 and recorded 03/30/2005, of record in Instrument 200503300034519, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 3814 Harding Place, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 952690
Warranty Deed TN

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 0-C-20-3814

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Effective the 26th day of October, 2020.

Adam C. Wilson

Julie A. Wilson

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Adam C. Wilson and Julie A., Wilson, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 26th day of October, 2020.

Notary Public:
My Commission Expires: _____

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-28-2024

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115
Hendersonville, TN 37075