Karen Johnson Davidson County
Batch# 509698 DEEDWARR
11/06/2020 10:17:37 AM 2 pgs
Fees: $13.00 Taxes: $2,220.00

20201106-0130407

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $600,000.00.

Affiant

Subscribed and sworn to before me, this 5th day of November, 2020

Notary Public

My commission expires: May 9, 2023

JENNA LYN PREBLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 9, 2023

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Carleen Anna Cunio **David Thomas Cunio**	**New Owner**	**160-01-0-012.00**
837 Forest Hills Drive		
Nashville, TN 37220		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Joseph Anthony Hollingsworth, Trustee of the Bradley E. Smith Revocable Trust u/a/d February 28, 2012

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Carleen Anna Cunio and David Thomas Cunio, wife and husband

HEREINAFTER CALLED THE GRANTEES, 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. 119 on the Plan of Section One, Oak Hill Estates of record in Book 3700, Pages 118, 119 and 120, 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 Bradley E. Smith and wife, Gretchen B. Smith, by Warranty Deed, from Jacquelyn Marie Turner Harrell, Ahval Edward Turner, Jr., individually and as Trustee for Sean Edward Turner, Cheryl Lynn Turner Fewell and Melanie Ann Turner Weller Burress, dated December 27, 1998, of record in Book 11285, Page 466, Register's Office for Davidson County, Tennessee. Being part of the same property further conveyed, by Quitclaim Deed, to Bradley E. Smith and Gretchen B. Smith, as Co-Trustees of the Bradley E. Smith Revocable Trust u/a/d February 28, 2012, of record in Instrument No. 20120926-0087432, Register's Office for Davidson County, Tennessee. Both Bradley E. Smith and Gretchen B. Smith having since died, and Joseph Anthony Hollingsworth being the Successor Trustee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Restrictive covenants contained in an instrument of record in Book 4122, Page 739, Register's Office for Davidson County, Tennessee.
Sewer Line Agreement to Metropolitan Government of Nashville and Davidson County of record in Book 8389, Page 582, in the Register's Office for Davidson County, Tennessee.
Deed of Conveyance for Water Mains of record in Book 4385, Page 463, in the Register's Office for Davidson County, Tennessee.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 837 Forest Hills Drive, Nashville, TN 37220.

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 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. 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.

Witness my/our hand(s) this 5th day of November, 2020.

Bradley E. Smith Revocable Trust u/a/d February 28, 2012

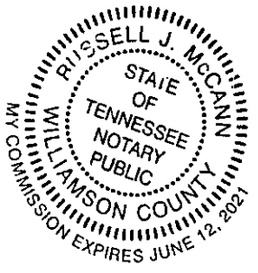
By: Joseph Anthony Hollingsworth, Trustee
Joseph Anthony Hollingsworth, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Joseph Anthony Holllingsworth, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Trustee of the Bradley E. Smith Revocable Trust u/a/d February 28, 2012, and is authorized by the trust document to execute this instrument on its behalf.

Witness my hand, at office, this 5th day of November, 2020.

Notary Signature
My commission expires:



File #: 20-680
RECORD & RETURN TO:
McCANN & HUBBARD
1804 WILLIAMSON COURT, SUITE 201
BRENTWOOD, TN 37027