Karen Johnson Davidson County
Batch# 566154 DEEDWARR
02/02/2021 12:49:30 PM 3 pgs
Fees: $18.00 Taxes: $321.60
20210202-0015037

Prepared By and Return to:
Regal Title, LLC
316 W Main St
Murfreesboro, TN 37130

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $86,920.00.

Affiant

File Number: 20121171

RACHEL BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY

Subscribed and sworn to before me, this 29th day of January, 2021.

Notary Public
My Commission Expires: July 15, 2023

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Jonathan Cunningham	Jonathan Cunningham	043-15-156.00
1676 Stonewater Dr	1676 Stonewater Dr	
Hermitage, TN 37076	Hermitage, TN 37076	

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Tiffany Towns, unmarried**, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Jonathan Cunningham and Bethany Cunningham, husband and wife with rights of survivorship**, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Being Lot Nos 9 and 10, Block "A" on the plan of Anderson Subdivision, Old Hickory Boulevard, by W. B. Southgate Surveyor, of record in 974, pages 36 and 37, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to William R. Towns by Warranty Deed from Billie Byrd, dated December 1, 1999, of record in Instrument No 20091203-0110862, Register's Office for Davidson County, Tennessee.

William R. Towns having since died April 16, 2020. The surviving heir of the said William R. Towns at the time of death was Tiffany Towns. The Affidavit of Heirship of Edward Hunter establishing that the decedent William R. Towns has this one heir-at-law at the time of his death is being recorded simultaneously herewith.

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 property is _X_improved ___unimproved property known as 1108 E. Old Hickory Blvd., Madison, TN 37115.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 29 day of January, 2021.

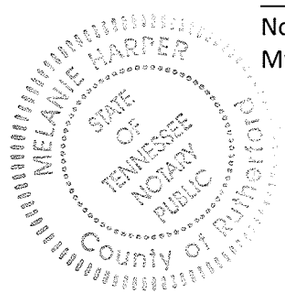
Tiffany Towns

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Tiffany Towns with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, TN, this 29 day of January, 2021.

Notary Public at Large
My Commission Expires: 9/19/22



True Copy Certification

I, Rachel Brown, 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.

Rachel Brown

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Melanie Harper, a notary public for this county and state, Rachel Brown 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: 9/9/22

