WARRANTY DEED

Karen Johnson Davidson County
Batch# 569546 DEEDWARR
02/05/2021 02:25:30 PM 3 pgs
Fees: $18.00 Taxes: $1,396.38
20210205-0017133

MJ-SB-P-21-730

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $377,400.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 DAY OF FEBRUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 5/30/21
(AFFIX SEAL)

ELIZABETH PASCHALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Shannon Guerreno	**NEW OWNER**	
(NAME)	(NAME)	**142-10-E-006.00-CO**
730 Bellevue Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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 consideration, the receipt of which is hereby acknowledged, **MARLON D. CUNNINGHAM AND GINA S. CUNNINGHAM, CO-TRUSTEES FOR THE MARLON D. AND GINA S. CUNNINGHAM REVOCABLE LIVING TRUST,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SHANNON GUERRENO,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 06 of Bellevue Station, Phase 3, as shown on Exhibit A-1 of the Supplemental Declaration to Declaration of Covenants, Conditions and Restrictions for Bellevue Station, a Horizontal Property Regime with Private Elements, as of record In Instrument No. 20170427-0041683, Registers Office for Davidson County, Tennessee, to which reference Is hereby made fore more complete and accurate legal description of said Unit.

Being the same property conveyed to Marlon Dewayne Cunningham and Gina Shay Cunningham, husband and wife by Warranty deed from Parkside Builders, LLC, a Tennessee limited liability company of record in Instrument No. 20180802-0075495 Register's Office for Davidson County, Tennessee, dated July 27, 2018 and recorded on August 02, 2018.

Being the same property conveyed to Marlon D. Cunningham and Gina S. Cunningham, Co-Trustees for the Marlon D. and Gina S. Cunningham Revocable Living Trust by QuitClaim deed from Marlon Dewayne Cunningham and Gina Shay Cunningham, husband and wife of record in Instrument No. 20180809-0078682 Register's Office for Davidson County, Tennessee, dated August 06, 2018 and recorded on August 09, 2018.

This conveyance is subject to:
- Taxes for the year 2021.
- Subject to all matters shown on the Plan of record as Instrument Number 20160912-0095854 and Instrument Number 20160104-0000543, Register's Office of Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20160108-0001959, Supplemented in 20160926-0101494, Supplement corrected in 20161025-0112596 and Supplemented in 20170427-0041683, Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Instrument Number 20160308-0022218, in the Register's Office for Davidson County, Tennessee.
- Underground telephone cable easement of record in Book 4475, Page 757, in the Register's Office for Davidson County, Tennessee.
- Easement for sewer line of record in Book 4613, Page 509, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easements for Sanitary Sewers of record in Book 5222, Page 738, in the Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20151001-0099985, in the Register's Office for Davidson County, Tennessee.
- Easement for roadway right of way of record in Book 2086, Page 272, in the Register's Office for Davidson County, Tennessee.
- Possible right of C. S. X. Railroad to increase its right-of-way to the full extent of its charter.
- Right of Way of Station Drive.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **730 Bellevue Road, Nashville, Tennessee 37221**.
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), their heirs and 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), 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 the 4th DAY OF FEBRUARY, 2021.

Marlon D. Cunningham and Gina S. Cunningham, Co-Trustees for the Marlon D. and Gina S. Cunningham Revocabe Living Trust

BY: _____ Co-Trustee
Marlon D. Cunningham
Co-Trustee

BY: Gina S. Cunningham Co-Trustee
Gina S. Cunningham
Co-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARLON D. CUNNINGHAM and GINA S. CUNNINGHAM, Co-Trustees of the Marlon D. and Gina S. Cunningham Revocabe Living Trust to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 4th day of February, 2021.

_____
Notary Public

My Commission Expires: 3/7/23

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, RYAN RAFOTH, 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 executed and authenticated according to law.

Signature

State of TN

County of WILLIAMSON

Personally appeared before me, a notary public for this county and state, RYAN RAFOTH who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

BETH THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires October 02, 2023

My Commission Expires: 10/2/2023