WARRANTY DEED

Karen Johnson Davidson County
Batch# 605918 DEEDWARR
04/05/2021 09:52:30 AM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20210405-0043675

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES: 11-16-23
(AFFIX SEAL)

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Franklin , 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Eldon Cutlip	New Owner	Parcel ID: 072 07 0 072.00
(NAME)	(NAME)	
1140 Kirkland Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Raymond H. Abernathy, III and wife, Donita K. Abernathy**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Eldon Cutlip, unmarried**, 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 the Easterly 20 feet of Lot No. 11 and the Westerly 50 feet of Lot No. 12 on the Map of Inglewood Place, of record in Book 332, Page 101, Register's Office for said County.

Said parts of said lots adjoin and front together 70 feet on the South side of Kirkland Avenue and run back between lines 295.18 feet on the Westerly line of part of Lot 11, and 290.5 feet on the Easterly line of part of Lot No. 12, to a dead line in the rear, and measures 70.5 feet thereon.

Being the same property conveyed to Raymond H. Abernathy, III and wife, Donita K. Abernathy, by Warranty Deed from Maurice D. Vardell and wife, Sarah V. Vardell, of record in Book 4823, Page 59, in the Register's Office of Davidson County, Tennessee, dated June 06, 1974 and recorded on June 07, 1974.

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37211

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1140 Kirkland Avenue, Nashville, TN 37216

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. 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 our hands this 29th day of March, 2021

Raymond H. Abernathy, III

Donita K. Abernathy

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Raymond H. Abernathy, III and wife, Donita K. Abernathy, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of March, 2021.

Notary Public

My Commission Expires:

(SEAL)

DAWN D. CHASE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission expires on 02/21/2022
WILLIAMSON COUNTY

Certificate of Authenticity

I, Ryan Lux, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Leslie Garside, a notary public for this county and state, Ryan Lux 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: 1/3/23

Notary's Seal (If on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON