Karen Johnson Davidson County
Batch# 622080 DEEDWARR
04/26/2021 09:31:20 AM 2 pgs
Fees: $13.00 Taxes: $832.50
20210426-0054918

WARRANTY DEED

JESSICA ANN MORGAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

PLEASE RETURN TO:

WARRANTY TITLE INSURANCE CO

120 ANDERSON LANE

HENDERSONVILLE, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of April, 2021

Notary Public

MY COMMISSION EXPIRES: 3/25/25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Taneisha M Harvey	Taneisha M Harvey	69-83
(NAME)	(NAME)	
4011 Timothy Drive	1915 28th Ave. N.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Nashville TN. 37208	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20203372

For and 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, I/we, **Dean Ray Cunningham** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Taneisha M Harvey**, 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. :

Tract 1

Certain real property situate in the 13th Civil District of Davidson County, Tennessee, and described as follows:

Being part of Lot No. 2 on the plan of the Lands of W.J. Drake, deceased, as of record in Minute Book J, pages 396-397 County Court for said County, described according to a survey made by Ralph W.C. Lambert, dated 05/05/1963 as follows:

Beginning at an iron pin on the easterly margin of Drakes Branch Road at the intersection of the easterly margin of said road and the northerly line of Lot No. 43 of Block DD on the Revised Map of Fairview Subdivision, of record in Book 1130, page 54, Register's Office for Davidson County, Tennessee; thence with the easterly margin of said road, N 02°06'E 200.2 feet to an iron pin; thence S 85°31'E 778 feet to an iron pin; thence S 04°10'E 202.7 feet to an iron pin in the northerly line of said Fairview Subdivision; thence with same N 85°31'W 800 feet to the beginning, containing 3.62 acres, more or less.

EXCLUSION:

INCLUDED in the above described tract but specifically EXCLUDED from the conveyance is the following tract as follows, to-wit:

Being a part of Lot No. 2 on the Plan of the Lands of W.J. Drake, deceased, as of record in Minute Book J, pages 396-397, County Court for said County, described according to a survey me by Ralph W.C. Lambert, Surveyor, dated 05/05/1963 and 05/25/1964 as follows:

Beginning at an iron pin on the easterly margin of Drakes Branch Road, at the intersection of the easterly margin of said road and the northerly line of Lot No. 43 of Block DD on the Revised Map of Fairview Subdivision, of record in Book 1130, page 54 Register's Office for said county; thence with the easterly margin of said road, N 02°06'E 200.2 feet to an iron pin; thence S 85°31'E 400 feet to an iron pin; thence S 02°06'W 201.4 feet to an iron pin in the northerly line of said Fairview Subdivision; thence with the said line, N 85°31'W 400 feet to the point of beginning, containing 1.75 acres, more or less. Said tract is not improved.

BEING a portion of the same property conveyed to Dean Ray Cunningham by Quitclaim Deed from Joyce Hardin Cunningham, dated July 23, 1997 and filed of record in Book 10539, page 740 Register's Office for Davidson County, Tennessee.

Tract 2

Certain real property situate in the 13th Civil District of Davidson County, Tennessee, and described as follows, to-wit

Being part of Lot No. 2 on the Plan of the Lands of W. J. Drake, deceased, as of record in Minute Book "J", pages 396 and 397, Davidson County Court and further described according to a survey made by Ralph W.C. Lambert, Surveyor, September 13, 1964, as follows:

Beginning at an iron pin at the southeast corner of the property conveyed to J. C. Hardin (Book 3538, page 128, RODCT); thence North 85 degrees 31' east 200 feet to an iron pin on the westerly margin of an undeveloped street; thence with

same northwardly 105 feet; thence westwardly 200 feet to said Hardin's eastern boundary line; thence southwardly 102.7 feet to the beginning.

BEING the same property conveyed to J.C. Hardin and wife, Ruth Irene Hardin by Deed from W. J. Walton and Grace Walton and filed of record in Book 3816, page 94, Register's Office for Davidson County, Tennessee. Ruth Irene Hardin having died on or about July 11, 1988 leaving J.C. Hardin as surviving tenant by the entirety. J.C. Hardin having died on or about February 13, 1989 leaving property vested in Joyce Hardin Cunningham, Patricia Hardin Whitaker and Shirley Hardin Smith as evidenced by Affidavit of Heirship of record in Book 9267, page 763, said Register's Office. Joyce Hardin Cunningham having since died on or about March 17, 2018 leaving her portion of said property vested in Dean Ray Cunningham and Pam Vick as evidenced by Affidavit of Heirship of record in Instrument No. 20210421-0053203, said Register's Office.

Said property was further conveyed to Dean Ray Cunningham by Deed from Dean Ray Cunningham, Pam Vick, Patricia Hardin Whitaker and Shirley Harden Smith dated April 15, 2021 and filed of record in Instrument No. 20210421-0053204, Register's Office for Davidson County, Tennessee.

Unimproved ☒

This is improved ☐ property, known as 4011 Timothy Drive, Nashville, TN 37218
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 23rd day of April, 2021

X Dean Cunningham
Dean Ray Cunningham

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Dean Ray Cunningham, 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, at office, this 23rd of April, 2021.

Notary Public
My Commission Expires: 3/26/25

JESSICA ANN MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY