Karen Johnson Davidson County
Batch# 623257 DEEDWARR
04/27/2021 10:46:30 AM 5 pgs
Fees: $28.00 Taxes: $1,017.50
20210427-0055846

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $275,000.00

Affiant

Subscribed and sworn to before me, this 26th day of April 2021.

Notary Public

My commission expires: 03/01/2025

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Lindel Williams	**New Owner**	**04211001000**
4333 Shady Dale Road		
Nashville, TN 37218		

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 ACKNOWLEDGE, WE,

James Cunningham and Sandra Tugrul, Heirs at Law of Walter M. Cunningham Jr.

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

Lindel Williams, unmarried man

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. 56 on the Map of Morning View Subdivision, Section IV, of record in Book 2330, Page 40, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Walter M. Cunningham by Warranty Deed from Wylie Wayne Swindle and wife, Jane C. Swindle, dated May 24, 2004, of record in Instrument No. 20040525-0061265, Register's Office for Davidson County, Tennessee. Subject property conveyed to James Cunningham and Sandra Tugrul, by Affidavit of Heirship, dated May 18, 2020, of record in Instrument No. 20200522-0053273, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (____) property known as 500 North Graycroft, 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 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 in 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.

James Cunningham Date: 4/21/2021

STATE OF California

COUNTY OF Santa Barbara

Personally appeared before me, a Notary Public of said County and State, James Cunningham, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that (he)/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of April, 2021.

CHRISTIAN ROMERO
Notary Public - California
Santa Barbara County
Commission # 2279112
My Comm. Expires Mar 2, 2023

NOTARY PUBLIC

My Commission Expires: 03/02/2023

Please see Attached CA Notary.

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of SANTA BARBARA)

On April 21st ,2021 before me, CHRISTIAN ROMERO, NOTARY PUBLIC
(insert name and title of the officer)

personally appeared James Cunningham,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

CHRISTIAN ROMERO
Notary Public - California
Santa Barbara County
Commission # 2279112
My Comm. Expires Mar 2, 2023

Signature _____ **(Seal)**

Sandra Tugrul Date: 4-21-2021

Sandra Tugrul

STATE OF Ohio

COUNTY OF Warren

Personally appeared before me, a Notary Public of said County and State, J Sandra Tugrul, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21ST day of April, 2021.

TIM CANTOR, NOTARY PUBLIC EXP. 8/18/24 STATE OF OHIO

NOTARY PUBLIC

My Commission Expires: 8.18.2024

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 10-21-2024
Notary's Seal (if on paper)

JANE FITCH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY