Karen Johnson Davidson County
Batch# 631494 DEEDWARR
05/07/2021 11:29:30 AM 3 pgs
Fees: $18.00 Taxes: $3,163.50
20210507-0061622

STATE OF TENNESSEE)
COUNTY OF Davidson)
The actual value or consideration, whichever is greater, for this transfer is $855,000.00.

Affiant

Sworn to and subscribed before me this 3rd day of May, 2021.

Notary Public
My Commission Expires: 11/5/24

JESSICA FRENKEL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
MADISON TITLE & ESCROW, LLC
1033 Demonbreun Street, Ste. 300, Nashville, TN 37203
Telephone (615) 942-8096

WARRANTY DEED

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Elizabeth Cunningham	1311 Mcalpine Avenue	Owner	
1311 Mcalpine Avenue			**061-16-0-101.00**
Nashville, TN 37216	Nashville, TN 37216		

FOR AND IN CONSIDERATION of the sum of One and 0/100 ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, we, **Quenton K. Gattis and Penny Lou Gattis, husband and wife,** (Grantors), have bargained and sold and by these presents do hereby transfer and convey unto **Elizabeth Lee Cunningham and Colin Brittain Cunningham, wife and husband,** (Grantees), their successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being the South part of the of the west part of Lot No. 45 on the Plan of Kennedy & Graves Subdivision of Blocks C & D Monte Vista of record in Plat Book 843, Page 14, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of said lot runs 54.0 feet in the center line of McAlpine Avenue, 288.5 feet, more or less, on the west line of and 289.6 feet, more or less, on the east line, to a dead line in the rear on which it measures 79.2 feet.

Being the same property conveyed to Quenton K. Gattis, unmarried by Warranty deed from Amanda Clark Lawrence, married of record in Instrument No. 20121204-0111104 Register's Office for Davidson County, Tennessee, dated November 30, 2012 and recorded on December 04, 2012.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors and assigns, forever.

And Grantors covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good and lawful right to sell and convey it, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

Taxes for the year 2021, a lien not yet due and payable.
Subject to all matters shown on the Plan of record in Plat Book 843, Page 14, Register's Office for Davidson County, Tennessee.
Restrictions of record as Instrument Number 20121206-0112568 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, or highways.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and defend the title to said land to the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 3rd day of May, 2021.

Quenton K. Gattis

Penny Lou Gattis

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Christine Maroon, the undersigned, a Notary Public, in and for said State and County, **Quenton K. Gattis and Penny Lou Gattis, husband and wife,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 3rd day of May, 2021.

CHRISTINE N MAROON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 10-24-22

NOTARY PUBLIC
My Commission Expires: _____

True Copy Certification

I, Lori Patterson, 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 therewith 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 Williamson

Personally appeared before me, Jackie Rudolph, a notary public for this county and state, Lori Patterson, 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: 02/11/2024

JACKIE RUDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON