WARRANTY DEED

Karen Johnson Davidson County
Batch# 634631 **DEEDWARR**
05/12/2021 11:45:23 AM 2 pgs
Fees: $13.00 Taxes: $2,034.63

20210512-0063986

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $549,900.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Randall Lynn Singleton, II and Emily Lenian Singleton 4205 Lone Oak Rd. Nashville, TN 37215	New Owner	131-03-1B-001.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **David Cunio and Carleen Cunio**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Emily Lenian Singleton, and Randall Lynn Singleton, II, wife and husband**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, State of Tennessee, Being a certain detached Condominium in Davidson County, Tennessee, being Unit A of 4205 Lone Oak Manor, a Condominium, a Horizontal Property Regime, created under Title 66, Section 27-101, at seq., as amended, Tennessee Code Annotated, and as established by the Declaration of 4205 Lone Oak Manor, a Condominium, of record in Instrument No. 20110426-0031830, and the First Amendment to the Declaration of 4205 Lone Oak Manor, a Condominium, of record in Instrument No. 20111219-0098703, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Limited Common Elements appurtenant to said Unit, as set forth in said Declaration. Reference is hereby made to the plan of 4205 Lone Oak Manor Condominiums, for placement of Units, as set out on Exhibit "B" to the Declaration of 4205 Lone Oak Manor, a Condominium, of record under Instrument No. 20110426-0031830, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to David Cunio and Carleen Cunio, husband and wife by Warranty Deed from Lom, LLC, a Tennessee limited liability company dated 01/12/2012 and recorded 01/13/2012, of record in Instrument 201201130003551, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 4205 Lone Oak Rd., Nashville, TN 37215

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 my/our hand(s) this the 4th day of May, 2021.

David Cunio

Carleen Cunio

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared David Cunio and Carleen Cunio with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

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

Notary Public

My Commission Expires 3/7/2023

(SEAL)

