Karen Johnson Davidson County
Batch# 643217 DEEDWARR
05/24/2021 01:43:30 PM 3 pgs
Fees: $18.00 Taxes: $917.60
20210524-0070122

This Instrument Prepared by:
**Legends Title Services, LLC**
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

**ADDRESS NEW OWNER:**
Cindy Sutton
Micheal Sutton
129 Cumberland Trace
Nashville, TN 37214

**SEND TAX BILL TO:**
Cindy & Michael Sutton
129 Cumberland Trace
Nashville, TN 37214

**MAP/PARCEL 073-16-0A-129.00-CO**

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Robert Jon Gallagher, married, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Cindy Sutton and Micheal Sutton, wife and husband, as tenants in common with rights of survivorship, hereafter called the GRANTEES,** their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

**Land in Davidson County, Tennessee, being Unit No. 129 on the Plan of The Plan of Cumberland Trace of record in Plat Book 5200, Page 700, in the Register's Office for Davidson County, Tennessee, together with an undivided membership in The Cumberland Trace Homeowner's Association as described in Book 6218, Page 528, Register's Office for Davidson County, Tennessee.**

**Being the same property conveyed to Robert Jon Gallagher by Executor's Quitclaim deed from Will of Jo Ann Gallagher, Robert Jon Gallagher, Executor of the Estate of Jo Ann Gallagher of record in Instrument No. 20210210-0018708 Register's Office for Davidson County, Tennessee, dated January 29, 2021 and recorded on February 10, 2021.**

**This property is not the principal residence of Grantors, therefore their spouses do not have to join in conveyance.**

This is improved property known as: **129 Cumberland Trace, Nashville, Tennessee 37214.**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that

the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their 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.

Possession to be given 21st day of May, 2021.

**WITNESS MY HAND** on this the 21st day of May, 2021.

**Robert Jon Gallagher**

STATE OF TENNESSEE
COUNTY OF Wilson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Robert Jon Gallagher,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 21st day of May, 2021.

NOTARY PUBLIC

My Commission Expires: 09-09-23

STATE OF TENNESSEE
COUNTY OF Wilson

The actual value or consideration, whichever is greater, for this transfer is $248,000.00.

AFFIANT

Subscribed and sworn to before me this the 21st day of May, 2021.

NOTARY PUBLIC

My Commission Expires: 09-09-23

File No: 210390

202105240070122

**Tennessee Certification of Electronic Document**

I, Sandy Mitsos (Signer's Name), 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.

Sandy Mitsos (Signature)

State of Tennessee

County of Wilson

Personally appeared before me, Beverly J. Heatherly (Notary's Name), a notary public for this county and state, Sandy Mitsos (Signer's Name), who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Beverly J. Heatherly (Notary's Signature)

MY COMMISSION EXPIRES: 05-09-23

NOTARY'S SEAL

BEVERLY J. HEATHERLY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

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