Karen Johnson Davidson County
Batch# 644023 DEEDWARR
05/25/2021 03:13:30 PM 3 pgs
Fees: $18.00 Taxes: $1,226.55
20210525-0071011

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $331,500.00.

Megan Ryle
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

TREVOR STIRMEL
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-21-2024

THIS INSTRUMENT WAS PREPARED BY
Olivia Pedigo, McMichael & Gray, P.C., 22 Century Blvd, Suite 450, Nashville, TN 37214

File No.: TN-NAS-210327-PUR

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Christina Briemle and Michael Briemle, wife and husband	Christina Briemle and Michael Briemle, wife and husband	053-09-0B-213.00-CO
(NAME) 1125 Pawnee Trl	(NAME) 1125 Pawnee Trl	
(ADDRESS) Madison, TN 37115	(ADDRESS) Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **VENIKKIA CUNNINGHAM fka VENIKKIA BRANCH AND HUSBAND RONALD CUNNINGHAM**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHRISTINA BRIEMLE AND MICHAEL BRIEMLE, WIFE AND HUSBAND**,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. 78 on the Plan of Section Seven, Cumberland Station at Wilson Camp of record in Plat at Instrument No. 20061010-0125617, and re-recorded Instrument No. 200610100125619, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Gerald E. Bryant, Sr., a married man by Warranty deed from Phillips Builders, LLC of record in Instrument No. 20080414-0037384 Register's Office for Davidson County, Tennessee, dated April 02, 2008 and recorded on April 14, 2008. (Value of consideration shown in aforementioned deed $184,400.00.)

Being the same property conveyed to Gerald E. Bryant, Sr., a married man, and Venikkia Cunningham, a married woman, as Joint Tenants in Common With Full Rights of Survivorship by Quitcliam deed from Gerlad E.

Beyant Sr, of record in Instrument No. 20170411-0035349 Register's Office for Davidson County, Tennessee, dated April 10, 2017 and recorded on April 11, 2017. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Venikkia Branch, a single woman by Quitclaim deed from Gerald Bryat, Sr, and wife, Drusilla Bryant, and Venikkia Cunningham now knows as Venikkia Branch, a unmarried of record in Instrument No. 20200311-0027262 Register's Office for Davidson County, Tennessee, dated March 10, 2020 and recorded on March 11, 2020. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 1125 Pawnee Trl Madison, Tennessee 37115.

Ronald Cunningham herein conveys any and all rights title and interest to the above mentioned property by virture of his marraige of Venikkia Cunningham.

unimproved ☐
This is improved ☒ property, known as 1125 Pawnee Trl, Madison, TN 37115
(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 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 our hands this 21st day of May, 2021.

Venikkia Cunningham

Ronald Cunningham

STATE OF TENNESSEE
COUNTY OF Davidson

On this 21st day of May, 2021, before me personally appeared Venikkia Cunningham and Ronald Cunningham to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 21st day of May, 2021.

Commission Expires:

OLIVIA PEDIGO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2022

Notary Public

Tennessee Certification of Electronic Document

I, Olivia Pedigo, 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.

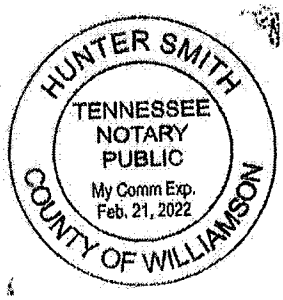
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Hunter Smith, a notary public for this county and state, Olivia Pedigo, who acknowledges that this certification of an electronic document is true and correct and whose signature have witnessed.

Notary Signature



MY COMMISSION EXPIRES: February 21, 2022

NOTARY"S SEAL

(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).

SA0241

00569731