Karen Johnson Davidson County
Batch# 661224 DEEDWARR
06/21/2021 02:42:30 PM 3 pgs
Fees: $18.00 Taxes: $721.50
20210621-0083502

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,086.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of June, 2021.

Notary Public
MY COMMISSION EXPIRES: 3/6/24
File No. G21-12747

KELLY SLAGLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Robert Joseph Cummings and Kirsten S. Finneman (NAME)	InterLinc Mortgage Services, LLC (NAME)	044-13-0-039
726 Smiths Grove church road (STREET ADDRESS)	5875 N. Sam Houston Pkwy. W, Suite 300 (STREET ADDRESS)	
Adairville, KY 42202 (CITY) (STATE) (ZIP)	Houston, TX 77086 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Frieda D. Carroll, married and Nola Michelle Tedesco, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert Joseph Cummings, an unmarried man and Kirsten S. Finneman, an unmarried woman, as tenants in common with rights of survivorship,** 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. 9 on the Map of the Knoll Subdivision, of record in Book 2330, page 94, Register's Office for Davidson County, Tennessee.

Beginning at a point in the northeasterly margin of Bettie Drive at the common comer of Lots 8 and 9; thence northeasterly with the line between said two lots, 120.6 feet to a common corner of Lots Nos. 8, 9 and 6; thence southeasterly with the line between said Lots 6 and 9, 100.0 feet to a point in the northeasterly margin of Claudia Drive; thence with the margin of said Drive, southwesterly 95.5 feet to a point; thence around a curve, westerly 39.27 feet to a point in the northeasterly margin of Bettie Drive; thence with the margin of said Drive, westerly 75.0 feet to the point of beginning.

Being the same property conveyed to Frieda D. Carroll, married and Nola Michelle Tedesco, unmarried by Quitclaim Deed dated October 13, 2015, recorded October 20, 2015, in Instrument Number 20151020-0106532, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 2330, Page 94, Register's Office for Davidson County, Tennessee.

2. Restrictions as recorded in Book 2595, page 523, Register's Office for Davidson County, Tennessee.

The 2020 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 116 Claudia Dr, Old Hickory, TN 37138.

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. Whenever 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 17th day of June, 2021.

Frieda D. Carroll

Nola Michelle Tedesco

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of June, 2021, before me personally appeared Frieda D. Carroll, and Nola Michelle Tedesco, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 17th day of June, 2021.

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Signature
My commission expires: 3/21/22

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

TENNESSEE NOTARIAL CERTIFICATE
(COPY CERTIFICATION OF ELECTRONIC DOCUMENT)

I, Trudy Milliken, 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

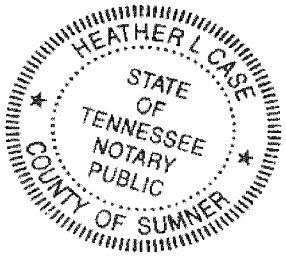
State of Tennessee

County of Sumner

Personally appeared before me Heather Case, a notary public for this county and state, Trudy Milliken who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Heather L Case
Notary's Signature

Seal (if on paper)



My commission expires: 7/2/2024