Karen Johnson Davidson County
Batch# 662141 DEEDQC
06/22/2021 12:46:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20210622-0084163

New owner

Prepared By:	Record and Return To:	Mail Tax Statements to:
Vidmar & Hardesty, Ltd., John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221	**CHURCHILL TITLE** 4501 Charlotte Park Dr Suite 120 Charlotte NC 28217	Natalie Cumbee and Samuel Cumbee 524 Ceret Alley Nashville, TN 37211

Order Number: 21059095TN-D

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Natalie Cumbee and Samuel Cumbee, Wife and Husband, and James Cumbee, married to Emily Elizabeth Cumbee,** for Ten Dollars ($10.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Natalie Cumbee and Samuel Cumbee, Wife and Husband,** as joint tenants with right of survivorship, whose address is 524 Ceret Alley, Nashville, TN 37211, the following described real property located in the County of Davidson, State of Tennessee and further described as follows:

Being Lot No. 30 on the Plan of Final Plat of The Meadows at Christiansted Valley, Phase 1 of record in plat as Instrument No. 20190701-0063770, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more completed description of the property.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to all matters shown on the Plan of record as Instrument Number 20190701-0063770, Register's Office of Davidson County, Tennessee.

Subject to terms, provisions, covenants, conditions, restrictions, easements, charges,

assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20190612-0056569, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

Subject to the Charter for The Meadows at Christiansted Valley HOA of record in Instrument Number 20190605-0053956, in the Register's Office for Davidson County, Tennessee.

Subject to easement for Sanitary Sewers and/or Storm Drainage of record in Book 11718, Page 91, in the Register's Office for Davidson County, Tennessee.

Subject to Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20170612-0058592, in the Register's Office for Davidson County, Tennessee.

Subject to all other easements, restrictions and matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel Number: 172-10-0E-030-00-CO
Street address of property: 524 Ceret Alley, Nashville, TN 37211
Prior Instrument Reference by which Grantor(s) acquired title: Instrument No. 20200508-0048346 in the Register's Office, Davidson County, Tennessee.

Signed this 31st day of May, 2021.

Signature of Grantor(s):

Natalie Cumbee

Samuel Cumbee

James Cumbee

Emily Elizabeth Cumbee

STATE OF TN, COUNTY OF Williamson, SS:

BE IT REMEMBERED That on this 31st day of May, 2021 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Natalie Cumbee, Samuel Cumbee, James Cumbee, and Emily Elizabeth Cumbee, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

MARIA D. FLOWERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
JUNE 13, 2022

Property Address: 524 Ceret Alley, Nashville, TN 37211
Tax Parcel: 172-10-0E-030-00-CO

Oath of Consideration

I or we, Natalie Cumbee, Samuel Cumbee, James Cumbee and Emily Elizabeth Cumbee, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is $ 10.00.

Signed this 31st day of May, 2021.

Signatures of Affiant(s):

Samuel Cumbee, Natalie Cumbee, James Cumbee, Emily Cumbee

Sworn and subscribed before me this 31st day of May, 2021

Notary Public

202106220084163

ALL-PURPOSE ACKNOWLEDGMENT

State of TN

County of Williamson

On May 31st, 2021 (DATE) before me, Maria D. Flowers (NAME OF NOTARY PUBLIC)

personally appeared Natalie Cumbee, Samuel Cumbee, James Cumbee 3, Emily Elizabeth Cumbee (NAME(S) OF SIGNER(S))

☐ personally known to me **OR** ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), an that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

MARIA D. FLOWERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
JUNE 13, 2022

Place Notary Seal or Stamp Here

Maria D. Flowers
SIGNATURE OF NOTARY

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it may prove valuable to persons relying on this Acknowledgment and could prevent fraudulent reattachment of this certificate to another document.

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT

DESCRIPTION OF ATTACHED DOCUMENT

Quit-Claim Deed
TITLE OR TYPE OF DOCUMENT

4
NUMBER OF PAGES

5/31/2021
DATE OF DOCUMENT

—
SIGNER(S) OTHER THAN NAMED ABOVE

202106220084163

True Copy Certification

I, John Midler, 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.

John Midler

Signature

State of NC

County of MECKLENBURG

Personally appeared before me, JAMIE S. WEYANT, a notary public for this county and state ~~MECKLENBURG, NC~~ * who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed

* John Midler

J. S. Weyant

Notary`s Signature

My Commission Expires: 02/04/2023

Notary Seal (if on paper)

JAMIE S WEYANT
Notary Public
Gaston County
NORTH CAROLINA