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

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210635531

Karen Johnson Davidson County
Batch# 669199 DEEDWARR
07/01/2021 10:23:54 AM 2 pgs
Fees: $13.00 Taxes: $1,936.95

20210701-0089175

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $523,500.00.

Affiant

Subscribed and sworn to before me, this 29th day of June, 2021.

Notary Public
My Commission Expires:

ASHLEE SHAHAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Gil Cunningham and Elizabeth Cunningham 334 54th Avenue Nashville TN 37209	New Owner	Tax Parcel ID No. 091 15 0E 003.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jamie Cheek, Trustee of The 54th Trust Dated November 17, 2015** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Gil Cunningham and Elizabeth Cunningham, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 3, Richland Station, as shown on Declaration of Covenants, Conditions Restrictions and recorded at Instrument No. 20140213-0012916, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jamie Cheek, Trustee of The 54th Trust Dated November 17, 2015, by Warranty Deed from Richland Station, LLC, of record in Instrument No. 20151228-0129988, in the Register's Office of Davidson County, Tennessee, dated December 22, 2015 and recorded on December 28, 2015.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Richland Station, as recorded in Plat Book 421, Page(s) Page 18, and Instrument No. 20140220-0014719.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20140213-0012916.

Easement for Storm Sewers, recorded in Book 1711, Page 486 and Book 4418, Page 756.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 5756, Page 615.

Easement for Declaration of Restrictions and Covenants for Stormwater Facilities and Systems, recorded in Instrument No. 20131122-0120386.

This is improved property located at 334 54th Avenue Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of June, 2021.

The 54th Trust Dated November 17, 2015

By: Jamie Cheek, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jamie Cheek, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Trustee of The 54th Trust Dated November 17, 2015 the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 29th day of June, 2021.

MARTITHIA GRIFFIN CRAIGHEAD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

Notary Public