Karen Johnson Davidson County
Batch# 680186 DEEDWARR
07/20/2021 02:30:27 PM 2 pgs
Fees: $13.00 Taxes: $647.50
20210720-0097421

PREPARED BY:
M. Todd Jackson, Attorney
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

**WARRANTY DEED**

THIS INDENTURE is made and entered into this 14 day of July, 2021 by and between The 4006 Auburn Lane Trust, hereinafter referred to as GRANTOR, and Damon Cummings, married, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto GRANTEE the following described property lying in Davidson County, Tennessee, more particularly described as follows:

**Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Block "C" Woodmont Lane Homesites of record in Plat Book 1130, Page 13, in the Register's Office for Davidson County, Tennessee to which Plat reference is hereby made for a more complete description of the property.**

**Being the same property conveyed to Grantor Quitclaim Deed from Brian L. Cooper and Valerie L. Cooper recorded in Instrument No. 20180129-0008817, Register's Office for Davidson County, Tennessee.**

This is improved property known as 4006 Auburn Lane, Nashville, Tennessee 37215

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

The 4006 Auburn Trust

By: _____
MaLinda Oden, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said State and County aforesaid, personally appeared MaLinda Oden, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is Trustee of The 4006 Auburn Trust, and that she executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, this the 14 day of July, 2021.

Notary Public

My Commission Expires:_____

Name and Address of Property Owner:

Damon Cummings
350 Sun Temple Dr.
Madison, AL 35758

Send Tax Statements to: SAME

Map & Parcel 116-08-0-125.00

**AFFIDAVIT OF VALUE**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $175,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 14 day of July, 2021.

Notary Public

My Commission Expires: _____

RETURN TO:
M. Todd Jackson, Attorney
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067