Karen Johnson Davidson County
Batch# 688030 DEEDWARR
07/30/2021 03:10:30 PM 4 pgs
Fees: $23.00 Taxes: $2,035.00
20210730-0103053

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 36257-04-2021	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $550,000.00. Affiant Subscribed and sworn to before me this 30th day of July, 2021. Notary Public My Commission Expires:

KELLY E COX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
407 Landon, LLC PO Box 3431 Brentwood, TN 37024	407 Landon, LLC PO Box 3431 Brentwood, TN 37024	Map and Parcel No.: 146 16 0 13900

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, **Michael Edward Cunningham, a married man ("Grantor")**, has this day bargained and sold, and does hereby transfer and convey to **407 Landon, LLC, a Wyoming limited liability company ("Grantee")**, its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 407 Landon Drive, Nashville, TN 37220

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

And Grantor covenants that he 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

Lynn Ann Costello, wife of Michael Edward Cunningham, joins in the execution of this instrument for the express purpose of conveying all of her interest in the subject property, marital or otherwise, to the Grantee.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 30th day of July, 2021.

GRANTOR:

Michael Edward Cunningham

Lynn Ann Costello

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael Edward Cunningham and Lynn Ann Costello, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of July, 2021.

KELLY E COX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

Notary Public
My Commission Expires:

EXHIBIT "A"

A tract of land in the 6th Civil District of Davidson County, Tennessee, being part of the lands of Geo. W. Hogan, as shown on plan of record in Plan Book 1, Page 80, of the Chancery Court of Nashville, and designated as Tract "A" on a survey made August 21, 1953, by W. W. Turner Company Engineers, as follows:

The Beginning point is located as follows: BEGINNING at a concrete monument at the northeast corner of Lot 38 on the Map of Brentwood Hal, Section III, as of record in Book 2133, Page 14, Register's Office of said County, in the south line of Landon Drive as shown on said plan; thence with the proposed extension of Landon Drive, South 84° 20' East 82 feet and continuing easterly along a curve having a radius of 835 feet, a distance of 315 feet to an iron pin, this being the point of BEGINNING; thence along the south margin of Landon Drive, as proposed to be extended, as follows: North 66° 20' East 67 feet; Northeasterly, along a curve having a radius of 325 feet, a distance of 170 feet to a point; thence Easterly along a curve, 35 feet to a point on the southerly margin of Manley Drive, as proposed to be extended; thence along said Drive, South 62° East 95 feet and continuing with the same southeasterly 60 feet to a point; thence leaving said Drive, South 23° 35' West 119 feet; South 15° 33' East 129 feet; and South 10° 12' East 150 feet to the north margin of Rochelle Drive, as proposed to be located; thence with the margin of said Rochelle Drive, as proposed, South 79° 48' West 310 feet to a point; thence leaving said Drive, North 10° 12' West 188.3 feet to a point, and North 13° 28' West 185.9 feet to the point of beginning, containing 3.1 acres more or less.

INCLUDED IN THE ABOVE LEGAL DESCRIPTION BUT EXCLUDED from this conveyance are the tracts of land as follows:

Tract I: Land in Davidson County, Tennessee, being the southeasterly part of "Tract A" on the Map of Brentwood Hall Section 5, as of record in Book 2133, Page 127, Register's Office of Davidson County, Tennessee, described as follows: BEGINNING at a point in the northerly margin of Rochelle Drive, at the southeasterly corner of "Tract A", on said plan, said point also being the southwesterly corner of Lot No. 129; thence with the northerly margin of Rochelle Drive, South 79 degrees 48 minutes West 150 feet to a point; thence North 10 degrees 12 minutes West 122.3 feet to a point; thence North 69 degrees 8 minutes East 151.5 feet to a point; thence South 10 degrees 12 minutes East 141.12 feet along the westerly line of Lot 129 to the point of beginning, and containing .45 acre, more or less.

Tract II: That portion of land conveyed to Michael Stapp in Instrument No. 20171109-0115641, described as follows: Beginning at an iron rod (old) on the northerly margin of Rochelle Drive, said rod being the southeast corner of "Tract A", described in Instrument No. 20170406-0033929, Register's Office of Davidson County, Tennessee, and being S 79°48'00"W, 150.60 feet from an iron rod (old) at the southwest corner of Lot 129, Plan of Brentwood Hall (Book 2133, Page 127); thence with said northerly margin S 79° 48' 00" W, 14.40 feet; thence leaving said northerly margin, N 09° 41'23" W 121.85 feet to a point; thence N 73°07'22" E 14.51 feet to an iron rod (old), at the northwest corner of "Tract A", described in Instrument No. 20170406-0033929, said Register's Office; thence with the easterly line of said part of "Tract A", S 09° 41'23" E 123.54 feet to the point of beginning, containing 1766.38 sf or 0.04 acre more or less.

Being a portion of the property conveyed to Michael Edward Cunningham, by Heirs of Margaret G. Dozier, and Jean D. Cunningham as affiant, dated May 22, 2001 and recorded in Instrument No. 20010525-0054551; and Disclaimers of Interest of record in Instrument No. 20010525-0054552, Instrument No. 20010525-0054553, Instrument No. 20010525-0054554, Instrument No. 20010525-0054555, and Instrument No. 20010525-0054556, Register's Office of Davidson County, Tennessee, dated April 4, 2001 and recorded May 25, 2001.

This conveyance is made subject to:

1. General or special taxes and assessments required to be paid in the year 2021 and subsequent years, a lien, not yet due and payable, which have been prorated and assumed by Grantee.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Brentwood Hall Section 5, as recorded in Plat Book 2133, Page(s) 127.
4. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 2292, Page 295.

TRUE COPY CERTIFICATION

I, George E. Mudter, Jr., 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 on 7/30/2021.

George E. Mudter, Jr.

State of Tennessee
County of Davidson

Personally appeared before me, Stacy L. Thomas, a notary public for this County and State, George E. Mudter, Jr., who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Stacy L Thomas
Notary Public

My commission expires October 2, 2023

