Karen Johnson Davidson County
Batch# 691855 DEEDWARR
08/06/2021 10:45:30 AM 4 pgs
Fees: $23.00 Taxes: $950.90
20210806-0106135

Prepared By & Return To:
Southern Title, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075
21-0413

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 257,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of July, 2021

Notary Public

Commission Expires: 7-16-2024

LISSA GROOM STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
David Joseph Harris 138 Noel Cove Circle Hermitage, TN 37076	Homeside Financial,LLC 8621 Robert Fulton Dr. Ste. 150 Columbia, MD 21046	086-10-0B-138-00

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE,

Jasmin Cummings, a married woman and Nina Cummings, a married woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

David Harris, an unmarried man

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 Unit No. 138 on the Plan of Noel Cove Townhomes, of record in Instrument Number 20030924-0141428, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Jasmin Cummings, a single woman and Nina Cummings, married woman, by Warranty Deed from Jillian A. Webb, unmarried, dated 6/4/2015 and recorded 6/10/2015 in Instrument Number 20150610-0054671, Register's Office for Davidson County, Tennessee.

Subject property is not the principal residence of the grantors, nor the grantors' spouses.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 138 Noel Cove Circle, Hermitage, TN 37076.

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 so 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. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 30th day of July, 2021.

Jasmin Cummings

STATE OF Maryland
COUNTY OF Anne Arundel

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jasmin Cummings** 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 and official seal at Anne Arundel, Maryland this 30th day of July, 2021.

DALIGHT VENCEZ
Notary Public - Maryland
Anne Arundel County
My Commission Expires
06/10/2025

Dalight Vencez
Notary Public
My Commission Expires: 06/10/2025

(Notary Seal)

Dated this 30th day of July, 2021.

Nina Cummings

Nina Cummings

STATE OF Alabama
COUNTY OF Madison

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Nina Cummings** 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 and official seal at Huntsville, Alabama this 30th day of July, 2021.

Notary Public
My Commission Expires: 3-22-22

(Notary Seal)

$ 5.00

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 30, 2021.

Tracey Trumphour
Affiant
Date: July 30, 2021

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 30 day of July, 2021

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY