WARRANTY DEED

Karen Johnson Davidson County
Batch# 700442 DEEDWARR
08/18/2021 02:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,702.00
20210818-0111908

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: 3/7/22
(AFFIX SEAL)

BETHANY D. SCOTT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF21-071529

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Emily Cummings and Timothy Cummings	Churchill Mortgage	
(NAME)	(NAME)	
3908 Bryce Road	1749 Mallory Ln Ste 100	172-15-0A-143.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED SIXTY THOUSAND AND NO/100 DOLLARS ($460,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **MICHAEL J. HUBBELL AND VIRGINIA G. HUBBELL, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **EMILY CUMMINGS AND TIMOTHY CUMMINGS, WIFE AND HUSBAND**, 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 Lot No. 170 on the Plan of Section Nine, Holt Woods, of record in Plat Book 9700, Page 164, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Stephen D. Thurman and Virginia G. Thurman, husband and wife by Warranty deed from Donald R. Kendall and April A. Kendall, husband and wife of record in Instrument No. 20020808-0095953 Register's Office for Davidson County, Tennessee, dated July 31, 2002 and recorded on August 08, 2002.

Being the same property conveyed to Michael J. Hubbell and Virginia G. Hubbell, Husband and Wife, Tenancy by Entireties by Quitclaim deed from Stephen D. Thurman, divorced and not remarried, and Virginia G. Hubbell, f/k/a Virginia G. Thurman, divorced and remarried to Michael J. Hubbell of record in Instrument No. 20140707-0059552 Register's Office for Davidson County, Tennessee, dated June 13, 2014 and recorded on July 07, 2014.

THIS CONVEYANCE IS MADE SUBJECT TO: Further to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 3908 Bryce Road, Nashville, TN 37211
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

Witness my/our hand(s) this the 18th day of August, 2021

Michael J. Hubbell by Virginia G. Hubbell as his Attorney in Fact
Michael J. Hubbell, By: Virginia G. Hubbell
as His Attorney in Fact

Virginia G. Hubbell

STATE OF
COUNTY OF DAVIDSON

On this the 18th day of August, 2021, before me personally appeared Virginia G. Hubbell to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Michael J. Hubbell and Virginia G. Hubbell and who acknowledged he/she/they executed the same as the free act and deed of the said Michael J. Hubbell and Virginia G. Hubbell.

Witness my hand and official seal, this the 18th day of August, 2021.

Notary Public

My Commission Expires: 5/2/22

(SEAL)

SARAH SIMMONS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
May 02, 2022
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Nick Harris, do hereby make oath that I am a licensed attorney and/or the 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 8-18-2021.

Date

Affiant Signature

8-18-2021

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 18th day of August, 20 21.

Notary's Signature

My Commission Expires: 4/27/2025

Date

Notary's Seal (if on paper)

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON