NEW OWNER:

HIDDEN TRAIL PROPERTIES, LLC
4825 TROUSDALE DRIVE, S-231
NASHVILLE, TN 37220

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 21-1371

Map & Parcel 10503026900

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 705445 **DEEDWARR**
08/26/2021 11:54:23 AM 3 pgs
Fees: $18.00 Taxes: $555.00

20210826-0115414

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Fifty Thousand and 00/100 Dollars ($150,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **JUDY CUNNINGHAM, f/k/a Judy Cunningham-Burt,** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **HIDDEN TRAIL PROPERTIES, LLC,** a Tennessee limited liability company, ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being located at 1255 2nd Avenue South, being 30 X 136, Field Book No. 15W 2675, Map 105-3, Parcel 269, of record in the Tax Assessor's Office for Davidson County, Tennessee.

Being the same property conveyed to JUDY CUNNINGHAM-BURT by Final Decree Confirming Sale from the Metropolitan Government of Nashville and Davidson County, Tennessee, dated September 22, 1999, and of record in Instrument No. 20000823-0083454, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

Judy Cunningham and Judy Cunningham-Burt are one and the same person.

THIS IS UNIMPROVED PROPERTY more commonly known as **1255 2ND AVENUE S, NASHVILLE, TN 37210**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its successors and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 25th day of August, 2021.

Judy Cunningham f/k/a Judy Cunningham

JUDY CUNNINGHAM, f/k/a Judy Cunningham-Burt

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **JUDY CUNNINGHAM, f/k/a Judy Cunningham-Burt**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 25th day of August, 2021.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-18-2022

****

The actual consideration or value, whichever is greater, for this transfer is **$150,000.00.**

AFFIANT

Sworn to and subscribed to before me this 25th day of August, 2021.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-18-2022