BOX 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00 Dawn E. Cummings Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF SEPTEMBER, 2021. Lee A. Cohen Notary Public MY COMMISSION EXPIRES: MAY 2, 2022 (AFFIX SEAL)

LEE A. COHEN — STATE OF TENNESSEE NOTARY PUBLIC — COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DAWN E. CUMMINGS	**SAME**	**142-09-0A-029.00-CO**
(NAME) **850 TODD PREIS DRIVE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37221**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 711863 **DEEDWARR**
09/08/2021 01:01:18 PM 2 pgs
Fees: $13.00 Taxes: $1,054.50

20210908-0120331

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, DUSTIN HANEY, UNMARRIED AND AUSTIN HANEY, UNMARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAWN E. CUMMINGS, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE, HER 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. 31-B on the Plan of Section Two, Doral Country Villa of record in Book 4860, page 122, said Register's Office, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Doral Country Villa, a horizontal property regime established by Master Deed of record in Book 5011, page 395, as amended in Book 5015, page 251, made applicable in Book 5048, page 715, and further amended in Book 5124, page 163, Book 5124, page 165, and as Instrument Nos. 20070504-0053687, 20070523-0061626, and 20151130-0120647, said Register's Office.

Being the same property conveyed to DUSTIN HANEY AND AUSTIN HANEY, AS TENANTS IN COMMON, by deed from MARY PATRICIA SHOLEY, of record as Instrument No. 20210416-0051404, dated April 14, 2021, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Book 4860, page 122; Master Deed of record in Book 5011, page 395, as amended in Book 5015, page 251, made applicable in Book 5048, page 715, and further amended in Book 5124, page 163, Book 5124, page 165, and as Instrument Nos. 20070504-0053687, 20070523-0061626, and 20151130-0120647; and any and all other easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **850 TODD PREIS DRIVE, NASHVILLE, TN 37221**
(House Number) (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 our hands this 2nd & 8th day of September, 2021.

DUSTIN HANEY

AUSTIN HANEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Dustin Haney**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 2nd day of September, 2021.

My commission expires: **May 2, 2022**

Notary Public

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Austin Haney**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 8th day of September, 2021.

My commission expires: **May 2, 2022**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public