Karen Johnson Davidson County
Batch# 783314 DEEDWARR
01/03/2022 02:12:30 PM 3 pgs
Fees: $18.00 Taxes: $592.00
20220103-0000622

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27th DAY OF DECEMBER, 2021

Notary Public

MY COMMISSION EXPIRES: 10.12.2024
(AFFIX SEAL)

AMANDA S. YOUNG STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

J-SB-K-21-1716

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Blue Sky Horizon GP	Blue Sky Horizon GP	
(NAME)	(NAME)	
1716 Porter Road	1907 Southside Ct	**072-16-0-010.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **WILLIAM GAYLON CUNNINGHAM, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BLUE SKY HORIZON GP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 46 on the Plan of Riverside Drive Subdivision of record in Plat Book 974, Page 60 and 61, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

According to a survey made by Z. J. Wilkerson, Surveyor, May 31, 1941 said Lot No. 46 fronts 55 feet, more or less, on the northern side of Porter Road, and runs back 193.4 feet on the West line and 170.6 feet on the Easterly line to the Southern line of Lot 47, measuring 50 feet thereon.

Being the same property conveyed to Calvin M Cunningham and wife, Sara Frances Cunningham by Warranty Deed from Peyton W Gregory and wife, Mary H Gregory of record in Book 2699, page 391, Register's Office for Davidson County, Tennessee, dated October 04, 1957 and recorded on October 07, 1957.

Being the same property conveyed to Randy Alan Cunningham and William Gaylon Cunningham by Quitclaim Deed from JoAnn Beard of record in Book 11274, page 823, Register's Office for Davidson County, Tennessee, dated April 21, 1998 and recorded on December 03, 1998.

Being the same property conveyed to Randy Alan Cunningham and William Gaylon Cunningham, with rights of survivorship by Quit Claim deed from William Gaylon Cunningham, as Administrator of the Estate of Sarah Francis Cunningham of record in Instrument No. 20010119-0005876 Register's Office for Davidson County, Tennessee, dated November 21, 2000 and recorded on January 19, 2001. and Deed of Corrections recorded on January 29, 2013 and Instrument No. 20130129-0009403

Randy Alan Cunningham having since died leaving William Gaylon Cunningham as sole tenant.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 974, Page 60 and 61, Register's Office for Davidson County, Tennessee.
- Settlement Agreement, Release, Accord and satis This Settlement Agreement, Release, accord of record in Instrument Number 20140117-0004886, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1716 Porter Road, Nashville, Tennessee 37206**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 27 DAY OF DECEMBER, 2021.

William Gaylon Cunningham

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 27th of December, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Milissa Loew, 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 12/27/21 (date of document).

Affiant Signature

12/28/21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 28 day of December, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 10-12-2024

NOTARY'S SEAL

AMANDA S. YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY