WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF January, 2022.

Notary Public

MY COMMISSION EXPIRES: 01/09/24
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 791249 DEEDWARR
01/14/2022 02:24:23 PM 2 pgs
Fees: $13.00 Taxes: $1,702.00

20220114-0006183

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-24

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2021-GTE-977

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Natasha Johnson	New Owner	086 12 0A 048.00
(NAME)	(NAME)	
221 Windmill Trail		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Ashley Cunninham and Devyn C. Cunninham, wife and husband** (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Natasha Johnson, an unmarried woman** (the "**Grantee(s)**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described as follows (the "**Property**"), to-wit:

> Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of Section Three, Tulip Grove Pointe of record in Plat at Instrument No. 20140328-0025675, 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 Devyn C. Cunningham and Ashley Cunningham, Husband and Wife, by Warranty Deed from Camden L. Minor and Gregory James Minor, of record in Instrument No. 20180501-0041268, in the Register's Office of Davidson County, Tennessee, dated April 30, 2018 and recorded on May 01, 2018. Camden C. Lawrence, has since gotten married and is known as Camden L. Minor.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2022 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions,

Return to:
[illegible] and Escrow, LLC
[illegible] 21st Avenue South
[illegible], TN 37212
VI-EXT-21-22

declarations, and easements of record, (5) any building restrictions, (6) any unrecorded easements, or those imposed by operation of law.

This is improved property located at 221 Windmill Trail, Nashville, TN 37076.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantee(s), their successors and assigns, in fee simple forever.

Grantor covenants with Grantee(s) that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantee(s) that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds himself, and his heirs and assigns, to warrant and forever defend the title to the Property to Grantee(s), their successors and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 6th day of January, 2022.

GRANTOR:

Ashley Cunninham

Devyn C. Cunninham

STATE OF CO)

COUNTY OF El Paso)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Ashley Cunninham and Devyn C. Cunninham, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 6th day of January, 2022.

SHALAH ZIMMERMAN
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20134002448
MY COMMISSION EXPIRES JAN 18, 2025

Notary Public

My Commission Expires: 1-18-2025