WARRANTY DEED

Karen Johnson Davidson County
Batch# 793933 DEEDWARR
01/21/2022 02:35:30 PM 3 pgs
Fees: $18.00 Taxes: $2,497.50
20220121-0008237

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $675,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF JANUARY, 2022.

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
Southland Law Group, PLLC
216 Centerview Dr., Suite 360
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Stacy L. Green, an unmarried woman 524 Ceret Alley Nashville, TN 37211	New Owner	172-10-0E-030.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Natalie Cumbee and Samuel Cumbee, wife and husband**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Stacy L. Green, an unmarried woman**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

The following described real property located in the County of Davidson, State of Tennessee and further described as follows:

Being Lot No. 30 on the Plan of Final Plat of The Meadows at Christiansted Valley, Phase 1 of record in plat as Instrument No. 20190701-0063770, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more completed description of the property.

Being the same property conveyed to Natalie Cumbee and Samuel Cumbee, wife and husband and James Cumbee, married, as joint tenants with right of survivorship by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, dated 05/07/2020 and recorded 05/08/2020, of record in Instrument 202005080048346, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Natalie Cumbee and Samuel Cumbee, wife and husband, as joint tenants with right of survivorship by Quit Claim Deed from Natalie Cumbee and Samuel Cumbee, wife and husband, and James Cumbee, married to Emily Elizabeth Cumbee, dated 05/31/2021 and recorded 06/22/2021, of record in Instrument 202106220084163, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 524 Ceret Alley, Nashville, TN 37211

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 12th day of January, 2022.

Natalie Cumbee

Samuel Cumbee

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Natalie Cumbee and Samuel Cumbee with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 12th of January, 2022.

Notary Public

My Commission Expires: 3/7/2023

(SEAL)

John M. Wells
State of Tennessee Notary Public
Davidson County

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 **1-12-2022**.

Affiant Signature

1-12-2022
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **12** day of **January**, 20**22**.

Notary's Signature

My Commission Expires: 3/7/22
Date

