Karen Johnson Davidson County
Batch# 796505 DEEDWARR
01/28/2022 08:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,054.89
20220128-0010230

ANNA BATES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,105.00

Affiant

WARRANTY DEED

Subscribed and sworn to before me, this 12TH DAY OF JANUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 7-7-2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bradley P. Cummings, unmarried	Bradley P. Cummings (NAME)	
336 Keeton Ave (ADDRESS)	336 Keeton Ave (ADDRESS)	044-05-0-040.00
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Old Hickory TN 37138 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Natalie B. Dillard, a married woman, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Bradley P. Cummings, unmarried, hereinafter called the Grantees, their heirs 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 the Northwesterly 72 feet of Lot No. 51 on the unrecorded map of Scenic View Subdivision and being designated as Lot "Y" on a map of a resubdivision of certain Lots in said subdivision and described as follows:

Beginning at a point in the Southwesterly margin of Keeton Avenue, 28 feet Northwest of the common corner of Lots No. 51 and 52, being 1,107.2 feet Northwest from a concrete monument set near the intersection of Hillman Place; thence Southwesterly parallel to the line between Lots Nos. 51 and 52, 165 feet to a point; thence Northwesterly 72 feet to the corner of Lots Nos. 50 and 51; thence with the line between said lots, northeasterly 165 feet to the margin of Keeton Avenue; thence with the margin of said Avenue, Southeasterly 72 feet to the point of beginning.

Being the same property conveyed to Natalie B. Dillard, a married woman by Warranty deed from Leland D. Watts, married of record in Instrument No. 20051219-0151500 Register's Office for Davidson County, Tennessee.

This property is not a residence of the Grantor, spouse, or any dependent.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 336 Keeton Ave, Old Hickory, TN 37138
(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

WARRANTY DEED

(Continued)

Natalie B. Dillard

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Natalie B. Dillard, a married woman, the herein bargainor(s), 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 12th day of January, 2022.

Notary Public

My Commission Expires: 7/9/2022

DANIEL L. WISCHHOF
NOTARY PUBLIC
OF TENNESSEE
DAVIDSON COUNTY

(SEAL)

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

Tennessee Certification of Electronic Document

I, Kesha Herron 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 1-12-22.

Kesha Herron

Affiant Signature

1-19-22

Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 19th of January, 2022

Notary's Signature

My Commission Expires:

CORTNEY JACKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024