Karen Johnson Davidson County
Batch# 796646 DEEDWARR
01/28/2022 11:02:30 AM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20220128-0010420

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $415000.00

Affiant

Subscribed and sworn to before me, this 19th day of January, 2022.

Notary Public

My commission expires: 02/01/2025

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Brandon Adams,The 944 Century Oak Dr Trust	**New Owner**	**180040A11800CO**
PO BOX 695	**PO BOX 695**	
Madison, TN 37116	**Madison, TN 37116**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Brandon Adams, Trustee of the Cuesta Family Trust, U/A/D June 24, 2021

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brandon Adams, Trustee of The 944 Century Oak Dr Trust

HEREINAFTER CALLED THE GRANTEES, THEIR 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 Lot No. 39 on the Plan of Highland Creek, Section Two of record in Plat at Instrument No. 20030424-0055118, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Pilar Cuesta, unmarried, by Warranty Deed from Classic Homes BOS, LP, dated December 28, 2005, of record in Instrument No. 20051229-0156209, Register's Office for Davidson County, Tennessee. Pilar Cuesta, unmarried, conveyed subject property to Pilar Cuesta, unmarried, and Nancy Benton, unmarried, with rights of survivorship, by Quitclaim Deed dated March 14, 2008, of record in Instrument No. 20080417-0038933, Register's Office for Davidson County, Tennessee. Nancy Benton, unmarried, conveyed her interest in subject property to Pilar Cuesta, unmarried, by Quitclaim Deed dated August 6, 2010, of record in Instrument No. 20100811-0063291, Register's Office for Davidson County, Tennessee.

Pilar Cuesta, unmarried, conveyed subject property to Brandon Adams, Trustee of the Cuesta Family Trust, U/A/D June 24, 2021, by Quitclaim Deed dated June 24, 2021, of record in Instrument No. 20210625-0086521, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (_____) property known as 944 Century Oak Drive, 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 in 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.

_____ Date: 1/13/22

The Cuesta Family Trust
By: Brandon Adams
Its: Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **BRANDON ADAMS** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the forgoing instrument for the purpose therein contained and who further acknowledged that he is the Trustee of The Cuesta Family Trust and that he is authorized by The Cuesta Family Trust to execute this instrument on its behalf.

Witness my hand, at office, this 13th day of January, 2022.

LAUREN LAMBERTH
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

_____
NOTARY PUBLIC

My Commission Expires: 06.24.25

Tennessee Certification of Electronic Document

I, Lindsey Boswell, 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 1/13/2022 (date of document).

Affiant Signature

_1/18/2022
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 18th day of January, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

