This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-15866-RR

Karen Johnson Davidson County
Batch# 817222 DEEDWARR
03/08/2022 11:05:01 AM 2 pgs
Fees: $13.00 Taxes: $1,924.00

20220308-0026302

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $520,000.00.

Jessica Simpson
Affiant

RUTH M. FORAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 10-23-2023

Subscribed and sworn to before me, this the 4th day of March, 2022.

Ruth M. Foran
Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Summit Builders Corp 319 Hickerson Drive Ste A Murfreesboro, TN 37129	Same	Map/Parcel 093-13-3B-002.00-CO

WARRANTY DEED

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, **Byron Gregory Cummings, married***, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Summit Builders Corp. a Tennessee corporation**, hereinafter called the Grantee(s), his/her/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 Unit B of 1402 South Street Townhomes, a Horizontal Property Regime with Private Elements, a Development established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101 et., seq, of the Tennessee Code Annotated, under the Amended and Restated Declaration of Covenants, Conditions and Restrictions as Horizontal Property Regime with Private Elements, of record in Instrument No. 20180416-0035737, Depiction of Property attached as Exhibit "A", Bylaws of 1402 South Street Townhomes Home Owners Association, Inc., attached as Exhibit"C" of said Declaration, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Byron Gregory Cummings by Warranty deed from Deborah Lotz, Trustee of The Deborah Lotz Trust dated February 4, 2002 and Holly Bell, as tenants in common without rights of survivorship of record in Instrument No. 20171206-0124580 Register's Office for Davidson County, Tennessee, dated December 01, 2017 and recorded on December 06, 2017.

Being the same property conveyed to Byron Gregory Cummings by Quitclaim deed from Luke C. Humphries of record in Instrument No. 20190409-0032389 Register's Office for Davidson County, Tennessee, dated April04, 2019 and recorded on April 04, 2019.

** This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower, or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This Instrument executed on behalf of Byron Gregory Cummings ("Principal") by Rozalind Ruth pursuant to the Power of Attorney of record in Instrument Number 20220308-0026301, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

This is improved property located at: **1402B South Street, Nashville, TN 37212**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4th day of March, 2022.

GRANTOR:

Byron Gregory Cummings by Rozalind Ruth, his Attorney-In-Fact Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Rozalind Ruth the within named bargainor(s), with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Byron Gregory Cummings ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 4th day of March, 2022.

BRITTANYE SCHEXNAYDER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission expires: 02/11/2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.
2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.
3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Affiant

WITNESS my hand and seal at office this 4th day of March, 2022.

Notary Public
My Commission Expires: 02/11/2024

BRITTANYE SCHEXNAYDER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY