Karen Johnson Davidson County Batch# 830101 DEEDWARR 03/28/2022 03:25:30 PM 3 pgs Fees: $17.00 Taxes: $0.00 20220328-0035748	CONVEYANCE TO THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE - EXEMPT

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD., STE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Metropolitan Government of Nashville and Davidson County, Tennessee		**09312000100**
P.O. Box 196300		
Nashville, TN 37219		

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

Cumberland Consulting, Inc., a Kentucky corporation

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

Metropolitan Government of Nashville and Davidson County, Tennessee

HEREINAFTER CALLED THE GRANTEE, ITS 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, Beginning at a point in the Northerly margin of Tennessee Central Railroad right of way, said point being in the Easterly line of Wharf Avenue, if extended; runs thence parallel with and 50 feet distant from the centerline of said Tennessee Central Railroad right of way North 75 degrees 54 minutes West 160 feet to a point; runs thence Northwesterly 180 feet with said right of way and a curve to the right having a radius of 1382.69 feet to a point; runs thence North 03 degrees 15 minutes 29 seconds East 289.6 feet to a point; runs thence North 87 degrees 09 minutes 26 seconds East for a distance of 385 feet more or less, to a point in the Westerly line of land now or formerly owned by H.L. Gibson; runs thence South 10 degrees 30 minutes West for a distance of 409.2 feet to the point of beginning.

Being the same property conveyed to Cumberland Consulting, Inc., a Kentucky corporation by Special Warranty Deed from The ICM Foundation, Inc., a Tennessee not-for-profit corporation dated July 30, 2015, of record in Instrument No. 20150730-0075389, 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, and any facts, rights, interests, or claims that may be disclosed or shown by a current, accurate ALTA/NSPS Survey of subject property (collectively, the "Permitted Exceptions).

This is improved (_X_) unimproved (_____) property known as 185 Anthes Dr., Nashville, TN 37210.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its heirs and assigns forever; and GRANTOR does covenant with the said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same in unencumbered, except for the Permitted Exceptions; and GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its heirs and assigns, against the lawful claims of all persons whomsoever, other than claims arising from the Permitted Exceptions. 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: 3/18/22

Cumberland Consulting, Inc.
By: Craig Pyles
Its: Authorized Signor

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Craig Pyles, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Authorized Signor of Cumberland Consulting, Inc., and is authorized by Cumberland Consulting, Inc. to execute the within instrument on its behalf.

Witness my hand, at office, this 18 day of March, 2022.

KEVIN CRISWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 08-21-2023

_____
NOTARY PUBLIC

My Commission Expires: _____

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 3/18/2022 (date of document).

Jennifer Russell
Affiant Signature

3/24/2022
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 21st day of March 2022.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

