WARRANTY DEED

Karen Johnson Davidson County
Batch# 848223 DEEDWARR
04/29/2022 11:43:38 AM 2 pgs
Fees: $13.00 Taxes: $1,017.50

20220429-0050012

BS-EH-22-254

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF APRIL, 2022.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

PAUL HINMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-06-2024

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Memphis Investment Properties III, LLC	**New Owner**	
(NAME)	(NAME)	**119-10-0-216.00**
4701 Summer Ave		
(ADDRESS)	(ADDRESS)	
Memphis, TN 38122		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BENJAMIN PAUL CUNNINGHAM, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MEMPHIS INVESTMENT PROPERTIES III, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 West 100 feet of the East 105 feet of the South 125 feet of Lot No. 9 of Block "F" on the Plan of Woodbine Courts, Part Two, not of record, described as follows:

Beginning in the North margin of Collier Avenue, 5 feet West of the common corner of Lots No. 9 and 10; thence North parallel to the dividing line between said lots, 125 feet; thence West 100 feet to a point; thence South 125 feet to the North margin of Collier Avenue; thence East with said Avenue; 100 feet to the beginning. Being the same property commonly know as 254 Collier Ave, Nashville, TN 37211 for informational purposes only.

Being the same property conveyed to Stewart Paul Cunningham, unmarried by Warranty Deed from Glenn Ronald Greer, Devisee, under the Wills of Aubrey Oliver Greer, dated February 19, 1974 and Dorothy Sceales Greer, dated February 19, 1974 of record in Instrument No. 20050815-0096430 Register's Office for Davidson County, Tennessee, dated July 21, 2005 and recorded on August 15, 2005.

Stewart Pual Cunningham having since deceased on or about February 25th, 2022, leaving Benjamin Cunningham as his sole heir at law. Pursuant to Affidavit of Heirships recorded in Instrument Nos: 20220429-0050010, and 20220429-0050011, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- Sanitary Sewers and/or Storm Drainage Easement of record in Book 4168, Page 691, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **254 Collier Ave., Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 26th DAY OF APRIL, 2022.

Benjamin Paul Cunningham

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BENJAMIN PAUL CUNNINGHAM, the within named bargainor, 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 26th of April, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY M. BLAKELY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212