WARRANTY DEED

Karen Johnson Davidson County
Batch# 851673 DEEDWARR
05/06/2022 10:56:07 AM 2 pgs
Fees: $13.00 Taxes: $1,813.00

20220506-0052451

(this space for recording info)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $490,000.00.

Julie A. Laughter
AFFIANT

Subscribed and sworn to before me this the 5th day of May, 2022.

NOTARY PUBLIC

My commission expires: 11-6-2024

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
1st Quality Title, LLC
987 Vesta Road
Lebanon, TN 37090

File # 22-1044 LAUGHTER

(AFFIX SEAL)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Julie A. Laughter	New Owner	
(NAME)	(NAME)	173-06-0B-028.00-CO
2394 Somerset Valley Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, I, **Cornerstone Childcare Project, LLC, a Tennessee Limited Liability Company ,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Julie A. Laughter an unmarried woman,** 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. 28 on the Plan of Final Plat, Cambridge Park Subdivision, Phases 2 and 3 of record in Plat at Instrument No. 20160609-0058582, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Cornerstone Childcare Project, LLC, a Tennessee limited liability company by Warranty deed from Wendell L. Bunch and Erin Shay Bunch, husband and wife of record in Instrument No. 20180328-0029187 Register's Office for Davidson County, Tennessee, dated March 27, 2018 and recorded on March 28, 2018.

DESIGNATED as Tax ID: 173-06-0B-028.00-CO

This is
unimproved ☐
improved ☒ property known as 2394 Somerset Valley Drive, Antioch, TN 37013

(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 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.

Witness my hand this the 5th day of May, 2022.

Cornerstone Childcare Project, LLC

BY: _____
Dwight T. Derringer, Member

_____
Barbara J. Derringer, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Dwight T. Derringer and Barbara J. Derringer, Members of Cornerstone Childcare Project, LLC with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledges that they are the Members of the maker or constituent of the maker, and in authorized by the maker of by constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand and official seal at Nashville, TN on this the 5th day of May 2022.

_____
Notary Public

My Commission Expires: 3/25/2023

