Karen Johnson Davidson County
Batch# 853240 DEEDWARR
05/10/2022 02:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,568.80
20220510-0053480

WARRANTY DEED

KEMBERLY POWELL NOTARY PUBLIC STATE OF TENNESSEE ROBERTSON COUNTY

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $424,000.00

Kelly Hyde
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28th DAY OF April, 2022.

K Powell
Notary Public

MY COMMISSION EXPIRES: 4-23-25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kathleen R. Redpath Benjamin B. Hill		
4023 Red Rose Ct. (NAME)	Churchill Mtg. Corp. (NAME)	
Nashville TN 37218 (ADDRESS)	1749 Mallory Lane Ste 100 (ADDRESS)	06911000200
(CITY) (STATE) (ZIP)	Brentwood TN 37027 (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, **Titus L. Cunningham, unmarried**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Benjamin B. Hill and Kathleen Redpath Hill, husband and wife,** HEREINAFTER CALLED THE GRANTEE, 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. 5 on the Plan of Gold Coast Addition of record in Plat Book 2854, Page 123, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Titus L. Cunningham, unmarried, by virtue of that certain Warranty Deed dated November 13, 1997, and being of record at Book 10685, Page 907 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including subject to all matters of record in Plat Book 2854, Page 123, in the Register's Office of Davidson County, Tennessee; Easements of record at Book 5196, Page 820, in said Register's Office' Deed of Conveyance to Nashville Water Works of record in Book 3157, Page 401, in said Register's Office, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as 4023 Red Rose Ct. Nashville, TN 37218
(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 28th day of April, 2022.

Titus L. Cunningham

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Titus L. Cunningham,** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 28th day of April, 2022.

Notary Public

My Commission Expires: 11/3/25

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 4-28-2022 (date of document).

Affiant Signature

5-2-2022
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 2nd day of May, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY