WARRANTY DEED

Karen Johnson Davidson County
Batch# 867107 DEEDWARR
06/03/2022 01:20:30 PM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20220603-0064392

STATE OF TENNESSEE
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of May, 2022.

Notary Public

MY COMMISSION EXPIRES: 2-26-24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
George M. Terrell	New Owner	Map & Parcel 096 16 0A 085.00
(NAME)	(NAME)	
202 Lakebrink Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Richard Cunningham, Trustee of the James W. Cunningham Irrevocable Trust, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto George M. Terrell, 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:

BEING Lot No. 1, on the Plan of Larchwood, Phase One-A, Section Four, Planned Unit Development, of record in Plat Book 62, Page 924 as amended in Plat Book 6900, Page 843, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Being the same property conveyed to James W. Cunningham, unmarried by deed from Timothy L. McKinney, unmarried of record in Instrument No. 20100723-0057765, Register's Office, Davidson County, Tennessee. Further being the same property conveyed to James W. Cunningham Irrevocable Trust from James W. Cunningham by deed of record in Instrument No.20220526-0061512, said Register's Office.

This is the same description as in previous deed of record.

Subject to restrictions of record in Record Book 6299, Page 152, Record Book 6301, Page 82, Record Book 6391, Page 449, Record Book 7434, Page 620, Record Book 7792, Page 540 and Record Book 8032, Page 432, said Register's Office.

Subject to any and all matters and notes on plat of record in Plat Book 62, Page 924 and amended in Plat Book 6900, Page 843, Register's Office, Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 202 Lakebrink Drive, Nashville, TN 37214
(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 27th day of May, 2022.

JAMES W. CUNNINGHAM IRREVOCABLE TRUST

By: _____
Richard Cunningham, Trustee

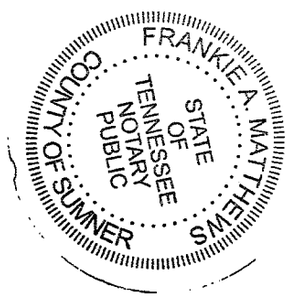
STATE OF TENNESSEE

COUNTY OF Robertson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Richard Cunningham as Trustee of James W. Cunningham Irrevocable Trust, 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 and who further acknowledged that he/she is the Trustee of the maker, or a constituent of the maker, and is authorized by the maker, or by it's constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand this 27th day of May, 2022.

_____
Notary Public
My commission expires: 2-26-24



Certificate of Authenticity

I, Kathy Lee, 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 5/27/22.

Date

Affiant Signature

5/27/22

Date

State of TENNESSEE
County of ROBERTSON

Sworn to and subscribed before me this 27th day of May, 2022

Notary's Signature

My Commission Expires: 5-20-25

Date

Notary's Seal (if on paper)

PAM SATCHLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON