Karen Johnson Davidson County
Batch# 872284 DEEDWARR
06/15/2022 02:13:30 PM 4 pgs
Fees: $23.00 Taxes: $1,628.00
20220615-0068533

Name and Address of New Owner:
Shenata Boules
834 Green Meadow Ln.
Smyrna, TN 37167

Send Tax Statements To:
Shenata Boules
834 Green Meadow Ln
Smyrna, TN
37167

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MR-22030543

Map and Parcel: 149 08 0 028.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Chanin Fitzgerald Cunningham, married**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Shenata Boules**, hereinafter called the GRANTEE, his 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 part Lot No. 16 on the Plan of Dorhill Acres, Section Two of record in Book 2331, page 144, in the Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

LESS AND EXCEPT that portion of the above described property conveyed to the State of Tennessee by Warranty Deed filed for record on February 22, 1995 in Book 9600, page 383, said Register's Office and further described as follows:

Beginning at the point of intersection of the existing West margin of Bell Road and the north boundary of the Harold B. Sawyer, etux property; thence with said North boundary North 85 degrees 45 minutes 05 seconds West 16 feet, more or less to a point, said point being 40.00 feet left of Bell Road proposed centerline station 113+33.24; thence with the proposed West margin of said road North 05 degrees 00 minutes 49 seconds East 195.130 feet to a point, said point being 40.00 feet left of Bell Road proposed centerline station 115+28.37; thence with the South boundary of the Douglas Burnette property South B5 degrees 21 minutes 02 seconds East 15 feet, more or less to a point; thence with said existing margin Southerly 195 feet, more or less to the point of beginning and containing 2,956 square feet.

Being the same property conveyed to Chanin Fitzgerald Cunningham, a ten percent (10%) ownership as tenant in common by Quitclaim Deed from Gayle M. Fitzgerald filed for record on May 24, 2010 in Instrument No. 20100524-0039879, of the Register's Office for Davidson County, Tennessee. Being the same property conveyed to Chanin Fitzgerald Cunningham by Quitclaim Deed from Gayle M. Fitzgerald filed for record on November 12, 2014 in Instrument No. 20141112-0104415, of the Register's Office for Davidson County, Tennessee. Being the same property conveyed to Chanin Fitzgerald Cunningham by Quitclaim Deed from Ronald Eric Cunningham, as to 10% ownership interest as tenant in common filed for record on February 11, 2022 in Instrument No. 20220211-0016156, of the Register's Office for Davidson County, Tennessee. Being the same property conveyed to Chanin Fitzgerald Cunningham by Quitclaim Deed from Anna Claire Cunningham, n/k/a Anna Claire Cunningham Pescador, as to 10% ownership interest as tenant in common filed for record on February 11, 2022 in Instrument No.

20220211-0016157, of the Register's Office for Davidson County, Tennessee. Being the same property conveyed to Chanin Fitzgerald Cunningham by Quitclaim Deed from Hannah Camille Cunningham, as to 10% ownership interest as tenant in common filed for record on February 11, 2022 in Instrument No. 20220211-0016158, of the Register's Office for Davidson County, Tennessee. Being the same property conveyed to Chanin Fitzgerald Cunningham by Quitclaim Deed from Elijah Cole Cunningham, as to 10% ownership interest as tenant in common filed for record on February 11, 2022 in Instrument No. 20220211-0016159, of the Register's Office for Davidson County, Tennessee. Being the same property conveyed to Chanin Fitzgerald Cunningham by Quitclaim Deed from Caleb Joseph Cunningham, as to 10% ownership interest as tenant in common filed for record on February 11, 2022 in Instrument No. 20220211-0016160, of the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Restrictions of Dorhill Acres, Section 2 of record in Book 2597, page 476; All matters as set forth per plat of record in Book 2331, page 144; All matters including but not limited to an easement for construction of slopes for proposed right of way as set forth in Warranty Deed to the State of Tennessee of record in Book 9600, page 383, said Register's Office.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 409 Bell Road, Nashville, TN 37217

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, his heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 25th day of April, 2022.

Chanin Fitzgerald Cunningham

State of Tennessee

County of Rutherford

Personally appeared before me, Chanin Fitzgerald Cunningham with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 25th of April, 2022.

Notary Public
My Commission Expires: 5/22/25

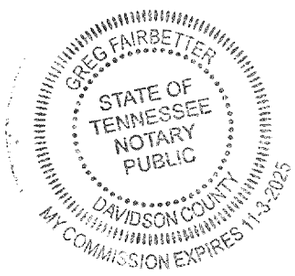
ANGELA HOWARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $440,000.00.

Affiant Signature

Subscribed and sworn to before me, this 25th day of April, 2022.



Notary Public
My Commission Expires: _____

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 4.25.22 (date of document).

Affiant Signature

4.25.22
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25 day of April, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 11/03/2025

NOTARY'S SEAL

GREG FAIRBETTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

BROKER TITLE & ESCROW, LLC
1404 17TH AVE. SOUTH
NASHVILLE, TN 37212