Name and Address of New Owner:
Michael J. Kaye
8185 Londonberry Rd
Nashville, TN 37221

Karen Johnson Davidson County
Batch# 873214 DEEDWARR
06/16/2022 01:36:30 PM 3 pgs
Fees: $18.00 Taxes: $2,823.10
20220616-0069153

Send Tax Bills To:
Michael J. Kaye
8185 Londonberry Rd
Nashville, TN 37221

This Instrument Prepared By:
Belinda Butler
Tennessee Title Services LLC-Murfreesboro
720A South Church Street
Murfreesboro. TN 37130

Map & Parcel No: 141 15 0D 160.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid. and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Ronald E. Cunningham and Katherine Ann Cunningham, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Michael J. Kaye, a single person ,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being Lot No. 160 on the Plan of Phase III-C of Sheffield on the Harpeth, a Planned Unit Development, of record in Book 7900, Page 591, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of subject property.

BEING the same property conveyed by Warranty Deed from Alan Clay Clark and wife, Lori Ann Clark to Ronald E. Cunningham and wife, Katherine A. Cunningham, recorded July 30, 2008, as Instrument No. 20080730-0078088 in Davidson County, Tennessee Register of Deeds. Consideration for conveyance in the amount of $329,500.00.

Commonly Known As: 8185 Londonberry Road, Nashville, TN 37221

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 10th day of June, 2022.

(SEAL)
Ronald E. Cunningham

(SEAL)
Katherine Ann Cunningham

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ Williamson

On this 10th day of June, 2022, before me personally appeared Ronald E. Cunningham and Katherine Ann Cunningham, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 10th day of June, 2022.

Notary Signature
My commission expires:

MARGARET YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 7/29/2024

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $763,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Ronald E. Cunningham

Katherine Ann Cunningham

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ Williamson

Sworn to and subscribed before me this 10th day of June, 2022.

Notary Signature
My commission expires:

MARGARET YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 7/29/2024

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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 June 10, 2022.

Affiant Signature

June 13, 2022
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 13th day of June, 2022.

(SEAL)



A R Steelman
Notary Public

My Commission Expires: FEBRUARY 24, 2026

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