THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220440681**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~) Williamson BS The actual consideration or value, whichever is greater, for this transfer is: $3,750,000.00. Affiant Subscribed and sworn to before me, this 22nd day of June, 2022. Notary Public My Commission Expires: 3-28-26

Karen Johnson Davidson County
Batch# 878119 DEEDWARR
06/27/2022 10:15:30 AM 3 pgs
Fees: $18.00 Taxes: $13,875.00
20220627-0073120

BETHANY D SCOTT STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES MARCH 28, 2026

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Dustin Cutsforth and Tamara Cutsforth 32 Northumberland Nashville TN 37215	Movement Mortgage, LLC. 8024 Calvin Hall Road Indian Land, SC 29707	Tax Parcel ID No. 130 12 0A 016.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **The Estate of Mary Davenport** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Dustin Cutsforth and Tamara Cutsforth, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot Number 16 on the Plan of Northumberland, of record in Book 6250, Page 128, Register's Office for Davidson County, Tennessee.

Being the same property devised to Mary McGee Davenport Revocable Trust, William Lyell as the Trustee, by the Last Will and Testament of Mary McGee Davenport, as shown in Case No. 22P365, in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, dated March 15, 2016 and filed for record on February 25, 2022. William Lyell being the executor of the Estate of Mary Davenport.

Being the same property conveyed to Mary Davenport Thym, by Warranty Deed from Northumberland Development Company, of record in Book 6507, Page 144, in the Register's Office of Davidson County, Tennessee, dated January 25, 1985 and recorded on March 08, 1985. The said Mary Davenport Thym, the same being person as Mary McGee Davenport died testate on January 29, 2022.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Northumberland, as recorded in Plat Book 6250, Page(s) 128 .

Declaration of Covenants, Conditions and Restrictions recorded in Book 6377, Page 18, re-recorded in Book 6545, Page 799; as amended recorded in Book 8990, Page 50 and further amended in Book 11298, Page 935. Amendment to By Laws recorded in Book 7663, Page 468 and Book 8919, Page 45.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20010629-0068967; as amended in Instrument No. 20180927-0095915 and 20220209-0015206.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 6507, Page 144.
Easement for Water Line, recorded in Book 1108, page 379.

Easement for Perpetual for Ingress and Egress and Water Pipe, recorded in Book 1181, Page 486.
Easement for Right of Way, recorded in Book 2296, page 303.

Easement for Water Mains and Appurtenances, recorded in Book 6434, page 786.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 6548, Page 98.

Assignment of Assessments and Fees recorded in Instrument No. 20220330-0037079.

This is improved property located at 32 Northumberland Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of June, 2022.

The Estate of Mary Davenport

By: _____
William Lyell, Executor

By: _____
William Lyell, Trustee of the Mary McGee Davenport Revocable Trust

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William Lyell as Executor of The Estate of Mary Davenport and William Lyell as Trustee of the Mary McGee Davenport Revocable Trust, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of June, 2022.

_____
Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-08-2022

Certificate of Authenticity

I, Nick Harris, 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 6/22/2022.

Date

Affiant Signature

6/22/2022
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 22 day of June, 2022.

Notary's Signature

My Commission Expires: 3.7.23
Date

Notary's Seal (if on paper)

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY