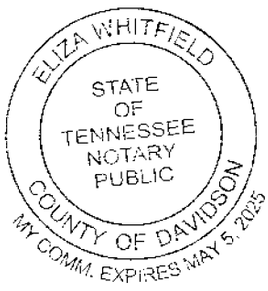
Karen Johnson Davidson County
Batch# 881805 DEEDWARR
06/30/2022 11:12:30 AM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20220630-0076036



STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $410,000.00

Carmen Coats
Affiant

Subscribed and sworn to before me, this 28th day of June, 2022.

Eliza Whitfield
Notary Public
My commission expires:
5-5-2025

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4068 Rural Plains Cir., Ste 150
Franklin, TN 37064

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Landon Allen **Amanda Allen**	Celebrity Home Loans, LLC	**034140A03600CO**
1501 Stoney River Ln	One Mid Amerca Plaza, Suite 800	
Madison, TN 37115	Oakbrook Terrace, IL 60181	

FOR AND IN 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 ACKNOWLEDGE, WE,

Benjamin Cunningham, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Landon Allen and Amanda Allen, Husband and Wife

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:

Land in Davidson County, Tennessee, being Lot No. 36, on the Plan of Final Cluster Plat of Cumberland Bend, of record in Instrument No. 20091231-0118971, as erroneously referred to as Instrument No. 20091231-00118971 in the prior deed, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Benjamin Cunningham and Karys Bennett, husband and wife, by Warranty Deed from M R Stokes, a married man, dated February 1, 2019, of record in Instrument No. 20190206-0011553, in the Register's Office for Davidson County, Tennessee.

Benjamin Cunningham and Karys Bennett, have since divorced. By Quitclaim Deed dated 6/22/22 being recorded simultaneously herewith in Instrument No. 202206300076035, Register's Office of Davidson County, Tennessee, Karys Bennett conveyed her interest in subject property to Benjamin Cunningham.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 1501 Stoney River Ln, Madison, TN 37115.

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 in 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.

_____ Date: 6/27/22
Benjamin Cunningham

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Benjamin Cunningham, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of June 2022.

_____
NOTARY PUBLIC

My Commission Expires: 7/7/25



Tennessee Certification of Electronic Document

I, Steven T. Mills, 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 30, 2022 (date of document).

Affiant Signature

June 30, 2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 30 day of June, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025

NOTARY'S SEAL