WARRANTY DEED

Karen Johnson Davidson County
Batch# 885422 DEEDWARR
07/07/2022 11:59:30 AM 3 pgs
Fees: $18.00 Taxes: $3,052.50
20220707-0078471

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $825,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF JULY, 2022.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

KATELYNNE C. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES OCT. 2, 2023

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
T. Scott Evatt and Anna Katelyn Evatt	New Owner	103 03 0 277.00
(NAME)	(NAME)	
208 54th Ave N		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 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, **Sharon M. Cummings, a single woman**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **T. Scott Evatt, married, and Anna Katelyn Evatt, unmarried, as joint tenants with a right of survivorship**, 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. 2 on the Plan of Fifty-Fourth Avenue North Subdivision of record in Book 8250, Page 412, Register's Office for said County.

Said Lot No 2 fronts 68.34 feet of the northeasterly margin of Fifty Fourth Avenue North and extends back 136.68 feet on the northerly line and 127.00 feet on the southeasterly line to a dead line in the rear, mearsuring 39.70 feet thereon.

Being the same property conveyed to Sharon M. Cummings and husband, Clifford Cockerham from Myrtle C. Dyer, unmarried by Warranty Deed dated July 22, 1998 and recorded on July 28, 1998 in Book 11038, Page 154 , Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Sharon M. Cummings from Sharon M. Cummings and Clifford Cockerham by Quitclaim Deed dated February 17, 2022 and recorded on April 25, 2022 in Instrument No. 20220425-0047223, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property, known as 208 54th Ave N, Nashville, TN 37209

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 I do covenant with the said Grantees 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 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 5th day of July, 2022.

Sharon M. Cummings

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Sharon M. Cummings, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th day of July, 2022.

Notary Public

My Commission Expires:

(SEAL)

DAWN D. CHASE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 02/14/2026

Certificate of Authenticity

I, Jamika Jones, 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 7/5/2022.

Date

Jamika Jones
Affiant Signature

07/07/2022
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 7th day of July, 20 22.

Notary's Signature

My Commission Expires: 7/22/2022
Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

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