THIS INSTRUMENT WAS PREPARED BY ~~and PLEASE RETURN TO:~~

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 885544 DEEDWARR
07/07/2022 03:11:33 PM 2 pgs
Fees: $13.00 Taxes: $2,035.00
20220707-0078643

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Marielle Cummings 4805 Milner Drive Nashville, TN 37211	New Owner	147-06-0-104.00

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Christopher B. Davis, Jr. and Calea Davis, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Marielle Cummings, a married woman**, hereinafter called the Grantee, and the Grantee's heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 49, on the Plan of Section One, Battery Crest, of record in Plat Book 2900, Page 91, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Christopher B. Davis, Jr. and Calea Davis, husband and wife, by Warranty Deed from David Eby and wife, Andrea Eby, dated May 31, 2018 and recorded on June 6, 2018, at Instrument # 20180606-0054326, Register's Office for Davidson County, Tennessee.

This is property commonly known as 4805 Milner Drive, Nashville, TN 37211
Note that a street address is not part of a legal description.

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) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands, this 30th **day of June, 2022:**

Christopher B. Davis Jr.

Calea Davis

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Christopher B. Davis Jr., and Calea Davis.,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 30th day of June, 2022:

Notary Public

AARON FORTNER
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
EXPIRES MAY 9, 2026

My Commission Expires: _____

STATE OF TENNESSEE

COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$550,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS 30th DAY OF June, 2022.

Notary Public

My Commission Expires: _____

STEPHANIE WOODALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-CRE-22-4805