**This instrument prepared by:**
**Brian Lavoy Payne, Attorney at Law, PLLC**
**4235 Hillsboro Pike, Suite 300**
**Nashville, TN 37215**
**TN BPR # 11639**
**P 615.414.1368 F 615.915.4964**

Karen Johnson Davidson County
Batch# 917078 DEEDWARR
09/15/2022 11:43:43 AM 2 pgs
Fees: $13.00 Taxes: $1,017.50

20220915-0103062

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**
**The actual consideration or value, whichever is greater, for this transfer is $275,000.00.**

**Affiant**

BRIAN PAYNE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

**Subscribed and sworn to before me, this 14th day of SEPTEMBER, 2022.**

**Notary Public**
**My commission expires:** 11/08/22

| **Address of New Owner:** | **Send Tax Bills to:** | **Tax Information** |
|---|---|---|
| DAVID MCCORMICK<br>125 CUMBERLAND TRACE<br>Nashville, TN 37214 | New Owner | 073 16 0A 125.00 |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHARLOTTE A. HOLSTEAD, unmarried,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **DAVID MCCORMICK, unmarried,** hereinafter called the Grantees, their successors 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 Unit No. 125 on the Plan of Cumberland Trace, of record in Book 5200, Page 724, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Charlotte A. Holstead, Unmarried, by Warranty Deed from George D. Coon, Jr. and wife, Joleen M. Coon, of record Book 9309, Page 2, in the Register's Office of Davidson County, Tennessee, dated April 08, 1994 and recorded on April 12, 1994.

This property is improved property known as 125 CUMBERLAND TRACE, Nashville, Tennessee 37214.

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) building restrictions, and (5) 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, its heirs, successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind herself, her heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, her 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 13 day of SEPTEMBER, 2022

Charlotte A. Holstead

CHARLOTTE A. HOLSTEAD

**Acknowledgment**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLOTTE A. HOLSTEAD, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that s/he executed the within instrument for the purposes therein contained

Witness my hand and seal this 13 day of SEPTEMBER, 2022.

Notary Public
Commission expiration date: 11/08/22

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON