Karen Johnson Davidson County
Batch# 922776 DEEDWARR
09/28/2022 11:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20220928-0107224

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $500,000.00.

Carol Sevier Hale
Affiant

Subscribed and sworn to before me, this 27th day of September, 2022.

Notary Public

My commission expires:

CASSIE ANNE STARLING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-19-2025

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
174 Saundersville Rd, Ste 102, Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Melissa W. McDonald	NEW OWNER	**133-03-0-152.00**
120 Vaden Drive		
Nashville, TN 37211		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Robert E. Cunningham and Doris E. Cunningham, husband and wife

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Melissa W. McDonald, unmarried

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 192 on the Plan of Glencoe Acres, Section II of record in Plat Book 1835, Page 136, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Robert E. Cunningham and Doris E. Cunningham, husband and wife, as Tenants by the Entirety, with rights of survivorship by Warranty deed from Kevin Scott Olmstead, unmarried of record in Instrument No. 20030225-0024931 Register's Office for Davidson County, Tennessee, dated February 07, 2003 and recorded on February 25, 2003.

This is improved property known as **120 Vaden Drive, Nashville, TN 37211.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 27th day of September, 2022.

Robert E. Cunningham

Doris E. Cunningham

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Robert E. Cunningham and Doris E. Cunningham, the bargainor(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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 27th day of September, 2022.

Notary Public
My Commission Expires: 4-17-23

Gregory D. Vadner
State of Tennessee Notary Public
Sumner County

SolomonParks File No. 22-001009-526

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 9/27/2022.

Date

Affiant Signature

9/28/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 28th day of September, 2022.

Notary's Signature

My Commission Expires: 5/24/25

Date

Notary's Seal

