Karen Johnson Davidson County
Batch# 941305 DEEDWARR
11/15/2022 02:30:30 PM 3 pgs
Fees: $18.00 Taxes: $6,623.00
20221115-0121783

WARRANTY DEED

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026

File No. BC-22-3426

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,790,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10th day of November, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin Smith and John LeClaire, Trustees of Kevin Smith 2014 Irrevocable Trust dated July 15, 2014	Same As New Owner	
(NAME)	(NAME)	118-01-3D-001.00-CO
7781 Remington Road		
(ADDRESS)	(ADDRESS)	
Montgomery, OH 45242		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, I/we, **Stephen Cummings and Erin Cummings, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kevin Smith and John LeClaire, Trustees of Kevin Smith 2014 Irrevocable Trust dated July 15, 2014**, HEREINAFTER CALLED THE GRANTEE, 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 Unit A of Homes 1102 & 1104 Kirkwood Avenue, a Planned Unit Development, as shown on Exhibit "C" in the Declaration Of Covenants, Conditions and Restrictions for Homes at 1102 & 1104 Kirkwood Avenue, a Horizontal Property Regime With Private Elements pursuant to Tennessee Code Annotated Section 66-27-103 (b) of record in Instrument Number 20181012-0101367, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said unit. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 1102 & 1104 Kirkwood Avenue, a Horizontal Property Regime contained in said Declaration, the plat filed at Exhibit "C" to said Declaration appearing in Instrument Number 20181012-0101367, and Bylaws appended thereto as Exhibit "B", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Stephen Cummings and Erin Cummings, husband and wife by Warranty deed from Aspen Construction, LLC, A Tennessee Limited Liability Company of record in Instrument No. 20190802-0076433 Register's Office for Davidson County, Tennessee, dated July 31, 2019 and recorded on August 02, 2019.

This is property more commonly known as 1102 Kirkwood Avenue, Nashville, TN 37204.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 is 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.

Witness my/our hand this 10th day of November, 2022.

Stephen Cummings

Erin Cummings

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of November, 2022, before me personally appeared Stephen Cummings and Erin Cummings, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 10th day of November, 2022.

Notary Signature
My commission expires: 1/3/23

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

BK/ 22-3626 Warranty Deed

Certificate of Authenticity

I, Beth Cooper, 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 **November 10, 2022**.

Affiant Signature

November 10, 2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this

10th day of **November**, 20**22**.

Notary's Signature

My Commission Expires: 1/3/23

Notary's Seal (if on paper)

