Karen Johnson Davidson County
Batch# 941309 DEEDWARR
11/15/2022 02:38:30 PM 3 pgs
Fees: $18.00 Taxes: $10,452.50
20221115-0121788

**WARRANTY DEED**

2022-141

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 04-26-2025

State of Tennessee

County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,825,000.00.

Affiant

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

(Affix Seal) Notary Public
My Commission Expires:

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
**ANCHOR TITLE, LLC**
3010 Poston Avenue,
Nashville, TN 37203

| Address of New Owners: | Send Tax Bills To: | Tax ID#: |
|---|---|---|
| Stephen Cummings and Erin Cummings<br>1306 Lone Oak Circle<br>Nashville, TN 37215 | NEW OWNER | 131070088CO |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Odessa & Carter Properties, LLC,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Stephen Cummings and Erin Cummings, husband and wife**, hereinafter called the Grantee(s), their heirs and assigns, that 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. 25 ON THE PLAN OF LONE OAK HEIGHTS OF RECORD IN PLAT BOOK 1424, PAGE 2, AND INSTRUMENT TO AMEND FINAL SUBDIVISION PLAT RECORDED IN INSTRUMENT NUMBER 20050802-0090178, 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 ODESSA & CARTER PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY FROM HUNTER HAVENS AND JULIA HAVENS BY QUITCLAIM DEED DATED JANUARY 11, 2021 AND RECORDED FEBRUARY 3, 2021 IN INSTRUMENT NO. 20210203-0015770, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

**( ) unimproved**
**This is ( X ) improved property know as** 1306 Lone Oak Circle, Nashville, TN 37215.

**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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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(s) this 10th day of November, 2022.

Odessa & Carter Properties, LLC, By: Hunter Havens, Member

Odessa & Carter Properties, LLC, By: Julia Havens, Member

State of Tennessee )
County of Davidson )

Before me, the undersigned authority of the state and county mentioned, personally appeared Hunter Havens, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member ( or other officer authorized to execute the instrument) of Odessa & Carter Properties, LLC. the within named bargainor, a limited liability company, and that such member or officer as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Member.

Witness my hand and seal this 10th day of November, 2022.

NOTARY SIGNATURE
Notary Expires: 6-24-2023

April G. Nichols
State of Tennessee Notary Public
Williamson County

State of Tennessee )
County of Davidson )

Before me, the undersigned authority of the state and county mentioned, personally appeared Julia Havens, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member ( or other officer authorized to execute the instrument) of Odessa & Carter Properties, LLC. the within named bargainor, a limited liability company, and that such member or officer as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Member.

Witness my hand and seal this 10th day of November, 2022.

NOTARY SIGNATURE
Notary Expires: 6-24-2023

April G. Nichols
State of Tennessee Notary Public
Williamson County

***Please Return to:***

**Magnolia Title & Escrow**
**1104 Fatherland Street**
**Nashville, TN 37206**

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)

