Karen Johnson Davidson County
Batch# 956922 DEEDWARR
12/30/2022 03:03:23 PM 2 pgs
Fees: $13.00 Taxes: $1,572.50

20221230-0134091

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 30th day of December, 2022.

Notary Public

(Affix Seal)

My Commission Expires: 5/7/2024

BOBBIE COOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

2022-12-581

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Daniel Evan Stubbs and Amiee Nicole Stubbs 1402 Emory Oak Cove LaVergne, TN 37086	NEW OWNER	Map/Parcel 129-10-0-018.00; 129-10-0-017.00; 129-09-0-006.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Sunnyside Hills, LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Daniel Evan Stubbs and Amiee Nicole Stubbs, husband and wife** hereinafter called the GRANTEES, 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 Nos. 86, 87, 88, on the Plan of West Meade Park, Inc., Section 4 as of record in Book 3300, pages 68 and 69, Register's Office for Davidson County, Tennessee, as amended by Instrument to Amend Final Subdivision Plat of record in Instrument No. 20221202-0126443, in said Register's Office, to which plan reference is made for a more complete description.

Being a portion of the same property conveyed to Sunnyside Hills, LLC, a Tennessee Limited Liability Company by Deed from West Meade Properties, LP, a Tennessee limited partnership and John M. Gillum, Trustee of The Menefee West Meade 2009 Irrevocable Trust U/A/D December 21, 2009, of record in Instrument No. 20210324-0038616, Register's Office for Davidson County, Tennessee, dated March 19, 2021 and recorded on March 24, 2021 and corrected by Scrivener's Affidavit of record in Instrument No. 20221114-0121106, in said Register's Office

This conveyance is subject to the following: Metropolitan Nashville property taxes for the year 2022 and subsequent years, a lien now due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is unimproved property known as 181 Carnavon Parkway, 185 Carnavon Parkway, and 189 Carnavon Parkway, Nashville, TN 37205 .

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 the GRANTOR, does covenant with the said

GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds itself, its successors and assigns, 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.

Effective the 30th day of December, 2022:

Sunnyside Hills, LLC, a Tennessee Limited Liability Company

By: _____, member
Rebecca L. Cunningham, Member

By: _____, member
Drew M. Cunningham, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public of the state and county mentioned, personally appeared Rebecca L. Cunningham and Drew M. Cunningham, 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 Members of Sunnyside Hills, LLC, the within named bargainor, a Limited Liability Company, and that such Rebecca L. Cunningham as such Rebecca L. Cunningham and Drew M. Cunninghame executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Members.

Witness my hand and seal this 21st day of December, 2022.

_____
Notary Signature
My commission expires: 11/16/2024

