WARRANTY DEED

Karen Johnson Davidson County
Batch# 966418 DEEDWARR
02/02/2023 10:42:12 AM 2 pgs
Fees: $13.00 Taxes: $1,135.90

20230202-0007697

MARGARET MEANS NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 05/05/2025 DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $307,000.00.

Angela Cunningham
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JANUARY, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JM-VRE-23-306

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
James Percy Cunningham and Angela Cunningham	**NEW OWNER**	
(NAME)	(NAME)	**161-11-0C-003.00-CO**
105 Comly Rich Drive		
(ADDRESS)	(ADDRESS)	
Carrollton, GA 30117		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **AUSTIN PHILIP HANEY, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAMES PERCY CUNNINGHAM AND ANGELA CUNNINGHAM, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 Unit No. 103 on the Plan of Villages of Brentwood, Resubdivision of Lot 1 of Phase IV of record in Plat Book 6900, Page 471, 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 Austin Philip Haney, single, by Warranty Deed from Robert D. Brown of record in Instrument No. 20220712-0080217, Register's Office for Davidson County, Tennessee, dated July 08, 2022 and recorded on July 12, 2022.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years.
- Plan of record in Plat Book 6900, Page 471, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 7231, Page 789, Register's Office for Davidson County, Tennessee.
- By-Laws of Villages of Brentwood Townhouse Homeowners' Association of record in Book 7231, Page 809, in the Register's Office for Davidson County, Tennessee.
- Charter of Villages of Brentwood Homeowner's Association of record in Book 6158, Page 352, amended in Book 7599, page 914, Book 7925, page 41, Book 7936, page 332, Book 8152, page 927 and Book 8163, page 593, in the Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewer and/or Storm Drainage of record in Book 6730, Page 508, in the Register's Office for Davidson County, Tennessee.
- Dedication of Annexation of record in Book 7494, Page 689, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed - Open Area of record in Book 7397, Page 384 and Book 7397, Page 382, in the Register's Office for Davidson County, Tennessee.
- Grant of Transmission Line Easement of record in Book 2335, Page 221, in the Register's Office for Davidson County, Tennessee.
- Grant of Transmission Line Easement of record in Book 2338, Page 222, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **306 Yorkshire Circle, Nashville, Tennessee 37211**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 30th DAY OF JANUARY, 2023.

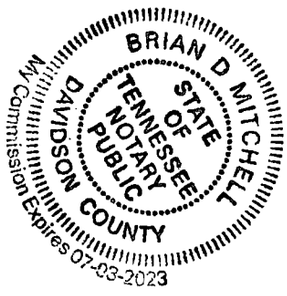
Austin Philip Haney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 30th of January, 2023.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212