WARRANTY DEED

Karen Johnson Davidson County
Batch# 1004168 DEEDWARR
05/17/2023 08 30 59 AM 2 pgs
Fees $13 00 Taxes $5,920 00

20230517-0036758

POLLY E. LAVIT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-21-2026

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,600,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of May, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd , Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Alyson Brady	New Owner	155-14-0-001 00
(NAME)	(NAME)	
8859 McCrory Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, we, **Don Cunningham and Rosemary Cunningham, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alyson Brady, a married woman, (as to 10% interest), and Michael K. McCluskey and Jill A. McCluskey, Trustees of the Micheal and Jill McCluskey Family Revocable Trust, dated March 30, 2001, (as to 90% interest), as tenants in common,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT

Being Lot No 1 on the Final Plat of Chaffin Subdivision No 5, of record in Instrument No 20000331-0032265, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description. Said description is incorporated herein by reference the same as if copied fully herein verbatim

Being the same property conveyed to Jessica B Mangrum (middle initial is erroneous), Trustee of the Twins Trust by Warranty Deed from Wayne Greer joined in signing by his wife, Maxie Greer, dated September 24, 2019, of record in Instrument No 20190927-0098570, Register's Office for Davidson County, Tennessee AND being the same property conveyed to Don Cunningham and wife, Rosemary Cunningham by Quitclaim Deed from Jessica C Mangrum, Trustee of the Twins Trust dated 19th of March 2010, dated November 3, 2022, of record in Instrument No 20221110-0120451, Register's Office for Davidson County, Tennessee

unimproved ☐

This is improved ☑ property, known as 8859 McCrory Lane, Nashville, TN 37221
(House Number) (Street) (PO Address) (City or Town) (Postal Zip)

This conveyance is subject to the following: Taxes for the year 2023, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the Plat of record in Instrument No. 20000331-0032265; Restrictions of record in Instrument No. 20050506-0051334; all of record in the 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 our hands this 10th day of May, 2023

Don Cunningham

Rosemary Cunningham

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Don Cunningham and Rosemary Cunningham, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained

WITNESS my hand and official seal at Franklin, Tennessee, this 10th day of May, 2023

Notary Public
My Commission Expires _____

File No 37492

