WHEN RECORDED RETURN TO
Midtown Title, LLC
~~2920 Berry Hill Dr. #210~~
Nashville, TN 37204
File No. 1-20795-RR

# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1009286 DEEDWARR
05/31/2023 10:34:30 AM 3 pgs
Fees: $18.00 Taxes: $3,311.50
20230531-0040894

File #23-KA-1726-B-V

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $895,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF May, 2023.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

**THIS INSTRUMENT WAS PREPARED BY**
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Adam Black and Emily Brown** | CMG Home Loans | |
| (NAME) | (NAME) | **081-08-4L-002.00-CO** |
| **1726 B 7th Avenue N** | 3160 Crow Canyon Road, Suite 400 | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37208** | San Ramon, CA, 94583 | |
| (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, **EMILY SLOCUM AND DOUGLAS CUBBERLEY, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ADAM BLACK, AN UNMARRIED MAN, AND EMILY BROWN, AN UNMARRIED WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP** 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:

A certain townhome located in Davidson County, Tennessee, being Unit B of 1726 Place Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing 1726 Place Townhomes of record in Instrument No. 20141219-0116326, as amended in Instrument No. 20151125-0119865 and Instrument No. 20170320-0026762, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Declaration.

Being the same property conveyed to Emily Slocum and Douglas Cubberley, wife and husband by Warranty deed from Patrick Bentzen and Rhonda Bentzen, husband and wife of record in Instrument No. 20200529-0055765 Register's Office for Davidson County, Tennessee, dated May 28, 2020 and recorded on May 29, 2020.

This conveyance is subject to:
* Taxes for the year 2023 and subsequent years.
* Plan of record in Plat Book 21, Page 105, Register's Office for Davidson County, Tennessee.
* Covenants, Conditions and Restrictions of record in Instrument No. 20141219-0116326, as amended in Instrument No. 20151125-0119865 and Instrument No. 20170320-0026762, Register's Office for Davidson County, Tennessee.
* Restrictive Covenant for Detached Structure of record in Instrument No. 20160819-0087121, 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 ____ **unimproved** __X___ **improved** property known as: **1726 B 7th Avenue N, Nashville, TN 37208**.

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 31st day of May, 2023.

Emily Slocum

Douglas Cubberley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of May, 2023, before me personally appeared Emily Slocum, 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 31st day of May, 2023.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of May, 2023, before me personally appeared Douglas Cubberley, 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 31st day of May, 2023.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

**RETURN TO:**
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

Certificate of Authenticity

I, Michael Ferrara, do hereby make oath that I am 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 5/31/23.

Affiant Signature

5/31/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 31st day of May, 2023.

Notary's Signature
My Commission Expires: 5-7-2024

Notary's Seal

BRIA SAWYERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires