Karen Johnson Davidson County
Batch# 1015553 DEEDWARR
06/15/2023 12:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20230615-0045760

Prepared By & Return To:
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-23-2007

LINDSEY HAHN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 12th day of June 2023

Notary Public

Commission Expires: 6/23/25

Address of New Owner	Send Tax Bills To:	Map & Parcel
Todd Oltmanns and Heather Oltmanns 1001 Williford Ct Spring Hill, TN 37174	New owner	044-05-0-107.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Jonathan Cunningham, a married man,

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Todd Oltmanns and Heather Oltmanns, husband and wife,

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:

Land in Davidson County, Tennessee, being a part of the realty conveyed to Rayon City Development Company by the Nashville Industrial Corporation of record in Book 735, Page 51, Register 's Office of Davidson County, Tennessee, which lot hereinafter described shown on the Map of the Subivision of Rayon City Development Company, as Lot 102 of record in Plat Book No. 843, Page 13, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Donald Edwin Campbell, Jr., unmarried by Warranty Deed from Advance Housing Concepts, LLC, a Limited Liability Company of record in Instrument No. 20070607-0068203 Register's Office for Davidson County, Tennessee, dated May 30, 2007 and recorded on June 07, 2007.

Being the same property conveyed to Jonathan Cunningham, married by Warranty Deed from Donald Edwin Campbell, Jr., unmarried of record as Instrument Number 20220914-0102527, Register's Office for Davidson County, Tennessee, dated September 09, 2022 and recorded on September 14, 2022.

This property has never been a primary residence of the grantor or his spouse.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 342 Rayon Drive, Old Hickory, TN 37138

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 so 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.

Dated this the 12th day of June, 2023.

Jonathan Cunningham

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Sumner
JB

On this 12th day of June, 2023, before me personally appeared Jonathan Cunningham and Bethany Cunningham, 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 12th day of June, 2023.

Notary Signature
My commission expires: 10/23/23

JOHN BOBBITT
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Certificate of Authenticity

I, Katie Smith, 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

6/12/23.
Date

Affiant Signature

6/12/23
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 12th day of June, 2023.

Notary's Signature

My Commission Expires: 6/23/25
Date

Notary's Seal (if on paper)

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY