Karen Johnson Davidson County
Batch# 1052490 DEEDWARR
09/21/2023 11:35:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20230921-0074282

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-21510-DJ

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $300,000.00

Affiant

Subscribed and sworn before me this the 19th day of September, 2023.

Notary Public
My commission expires: 5-7-2024

BRIA SAWYERS BOSTIC
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5-7-2024

WARRANTY DEED

Address of New Owner:
Rozlyn Turner
116 Claudia
Old Hickory, TN 37138

Send Tax Bill to:
NEW OWNER

Tax Information:
044-13-0 039.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ROBERT JOSEPH CUMMINGS, AN UNMARRIED MAN, AND KIRSTEN S. FINNEMAN, AN UNMARRIED WOMAN, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ROZLYN TURNER, AN UNMARRIED WOMAN, AND MARTHA TURNER, AN UNMARRIED WOMAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 9 on the Map of the Knoll Subdivision, of record in Book 2330, page 94, Register's Office for Davidson County, Tennessee.

Beginning at a point in the northeasterly margin of Bettie Drive at the common corner of Lots 8 and 9; thence northeasterly with the line between said two lots, 120.6 feet to a common corner of Lots Nos. 8, 9, and 6; thence southeasterly with the line between said Lots 6 and 9, 100.0 feet to a point in the northeasterly margin of Claudia Drive; thence with the margin of said Drive, southwesterly 95.5 feet to a point; thence around a curve, westerly 39.27 feet to a point in the northeasterly margin of Bettie Drive; thence with the margin of said Drive, westerly 75.0 feet to the point of beginning.

Being the same property conveyed to Robert Joseph Cummings, an unmarried man, and Kirsten S. Finneman, an unmarried woman, as tenants in common with rights of survivorship, by deed dated 06/17/2021, from Frieda D. Carroll, married and Nola Michelle Tedesco, unmarried, of record in Instrument No. 20210621-0083502, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 116 Claudia, 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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 19th day of September, 2023.

Robert Joseph Cummings

Kirsten S. Finneman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Robert Joseph Cummings and Kirsten S. Finneman, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 19th day of September, 2023.

My commission expires: 9/24/26

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 9/19/23 (date of document).

Kirsten Virden

Affiant Signature

Date: 9/19/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 19th day of September, 2023.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

