Prepared by: Record and Return to: Chapman & Rosenthal Title, Inc. 1620 Westgate Circle, Suite 150 Brentwood, TN 37027 JEROLYN LYNNETTE SWITZER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON My Commission Expires Nov. 3, 2025	State of Tennessee County of Williamson The actual consideration or value, whichever is greater, for this transfer is **$465,000.00.** Marla Baltz Affiant Subscribed and sworn to before me, this the 2nd day of November, 2023. Notary Public My commission expires:_____ (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
LIONSGATE TITLE & ESCROW, LLC
2721 Fairview Boulevard, Suite 102
Fairview, TN 37062

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Lexi G. Cummings, unmarried, Savanna Cummings, unmarried, and Glenn P. Cummings and Alicia G. Sanchez-Cummings	**NEW OWNERS**	**160-16-0C-081.00 CO**
506 Old Towne Drive		
Brentwood, TN 37027		

Karen Johnson Davidson County
Batch# 1068654 **DEEDWARR**
11/06/2023 10:02:57 AM 2 pgs
Fees: $13.00 Taxes: $1,720.50
20231106-0086512

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

CHERYL RHINES, A SINGLE WOMAN

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lexi G. Cummings, unmarried, Savanna Cummings, unmarried, and Glenn P. Cummings and Alicia G. Sanchez-Cummings, husband and wife, tenants in common

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE,

Land in Davidson County, Tennessee, being Unit 81 on the Plan of A Horizontal Property Regime (Private Element) The Terraces at Brentwood Chase (A Revision of "Old Towne at Brentwood Chase") R20 Residential P.U.D., of record in Plat at Instrument No. 20001103-0109137, 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 CHERYL RHINES, A SINGLE WOMAN, by deed from PAUL O. ADEOGUN AND ELISAADEOGUN, HUSBAND AND WIFE, of record in Instrument No. 20201221-0151128, dated December 2, 2020, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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 30th day of October, 2023.

CHERYL RHINES

NOTARY ACKNOWLEDGEMENT

State of TN)
County of WILLIAMSON)

On this 30th day of October, 2023, before me, the undersigned Notary Public in and for said County and State, personally appeared **CHERYL RHINES,** personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing Power of Attorney for the purposes herein set forth.

NOTARY PUBLIC

My Commission Expires: 3-24-2027

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY