Name and Address of New Owner:
Joshua G. Cuthbert
916 28th Avenue North
Nashville, TN 37208

Karen Johnson Davidson County
Batch# 1069869 DEEDWARR
11/08/2023 02:40:30 PM 4 pgs
Fees: $23.00 Taxes: $2,627.00
20231108-0087510

Send Tax Bills To:
Joshua Cuthbert
2640 Hibbitt Rd.
Nashville, TN 37214

This Instrument Prepared By:
Mason Lillie, LLC
3401 Mallory Lane, STE. 100
Franklin, TN 37067

Map & Parcel No: 092 06 0 132.00

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Virgil Financial LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Joshua G. Cuthbert, unmarried man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

Being Lot No. 354 of Block 22 on the map of the subdivision of Heffernan Place, as of record in Book 161, page 138, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

INCLUDED in the above description but expressly EXCLUDED therefrom is the following:

Beginning at a point in the easterly margin of 28th Avenue, said point being the common corner between Lots 354 and 355 of Block 22 in the Heffernan Place, as of record in Book 161, page 138, Register's Office for Davidson County, Tennessee; thence with the easterly margin of 28th Avenue and the westerly boundary of said Lot 354, N 9 degrees 39 minutes 16 seconds W 50 feet to a point, said point being the common corner between Lots 353 and 354 in the aforesaid subdivision; thence with the common line between said Lots 353 and 354, N 80 degrees 22 minutes 02 seconds E 14.90 feet to a point; said point being on an arc with a radius of 241 feet and being concave to the east; thence southerly along said arc, curving to the left, 50.33 feet to a point in the common line between said Lots 354 and 355; thence with the common line between said Lots 354 and 355; S 80 degrees 22 minutes 02 seconds W 10.02 feet to the point of beginning.

Being the same property conveyed to Virgil Financial LLC, a Tennessee limited liability company, its successors and/or assigns by Deed dated September 30, 2021 from Sandra Maryland Griffey and Jeffrey Maryland and Shelia Hasting and Deborah Donaldson and Vandolyn Smith and Glorya Maryland and Jamal Maryland and Janine Maryland and John Maryland and Jennifer Maryland, recorded October 11, 2021, in Instrument Number 202110110136662, in the Official Records of Davidson County, Tennessee.

Being also known as 916 28th Avenue North, Nashville, TN 37208

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 6th day of November, 2023.

Virgil Financial LLC,
A Tennessee Limited Liability Company

By: _____(SEAL)
Virgil Donaldson, Sole-Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of the state and county mentioned, personally appeared Virgil Donaldson of Virgil Financial, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Sole-Member of Virgil Financial, LLC, the within named bargainor, a Limited Liability Company, and that such Virgil Donaldson of Virgil Financial, LLC as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member.

Witness my hand and seal, this 6th day of November, 2023.

_____
Notary Signature
My commission expires: 10/05/2027

KARLA LILLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-7-2023

## AFFIDAVIT OF VALUE

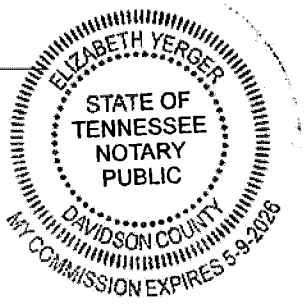
The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $710,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Jamuka Jones

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 6th day of November, 2023.

Notary Signature
My commission expires:




***Please Return to:***
**Magnolia Title & Escrow**
**150 N Royal Oaks Blvd**
**Franklin, TN 37067**

Certificate of Authenticity

I, Shelby 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 **11/6/2023**.

Shelby Smith

Affiant Signature

**11/8/2023**

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this

**8** day of **November**, 20**23**.

Notary's Signature

ELIZABETH YERGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

My Commission Expires: _____

Notary's Seal (if on paper)