Karen Johnson Davidson County
Batch# 1073445 DEEDWARR
11/20/2023 11:25:30 AM 3 pgs
Fees: $18.00 Taxes: $1,627.96
20231120-0090190

Prepared By & Return To:
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-23-4341

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $439,990.00

Jennifer Russell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS ~~13th~~ 14th day of November, 2023

Notary Public

Commission Expires: 10/21/2024

Address of New Owner	Send Tax Bills To:	Map & Parcel
Santos Chicaj Pablo 3189 Qualynn Drive Nashville, TN 37207	New Owner	050-15-0-148.00

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 and Bethany Cunningham, husband and wife

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

Santos Chicaj Pablo and Maria De La Cruz Raymundo, 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 Lot No. 473 and a small strip marked "Reserved" adjoining said Lot No 473 on the plan of Parkwood Estates, Section 3, as of record in Book 3300, Page 31, Register's Office for Davidson County, described together as follows;

Beginning at a point in the Westerly margin of Qualynn Drive, common corner of Lots Nos. 473 and 474; thence with the line between said two lots Westerly 191.4 feet; thence Southwesterly, with the line between Lot No. 473 and Lots Nos 480 and 481, 104.9 feet to a concrete monument; thence Easterly 135.0 feet to a concrete monument; thence South 10 degrees 51 minutes East 69.85 feet to a concrete monument; thence South 81 degrees 04' East 75 feet (erroneously referred to as 175 feet in prior conveyance), to a concrete monument in the Westerly margin of Qualynn Drive; thence with said margin Northerly 128.0 feet to the point of beginning.

Being the same property conveyed to Jonathan Cunningham and Bethany Cunningham, husband and wife by Warranty Deed from Estate of Namon Monroe Mott of record in Instrument No. 20180521-0048674 Register's Office for Davidson County, Tennessee, dated May 11, 2018 and recorded on May 21, 2018.

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: 3189 Qualynn Drive, Nashville, TN 37207

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 13th day of November, 2023.

Jonathan Cunningham

Bethany Cunningham

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Sumner

On this 13th day of November, 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 13th day of November, 2023.

Notary Signature
My commission expires:

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN

My Comm. Expires
9/27/2026

Certificate of Authenticity

I, Anna ROWLAND, 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 11/13/23
Date

Affiant Signature

11/13/23
Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me this 13th day of NOVEMBER, 2023.

Notary's Signature

My Commission Expires: 2-28-26

Notary's Seal (if on paper)

STEVEN J. CARR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY