WARRANTY DEED

Karen Johnson Davidson County
Batch# 1073562 DEEDWARR
11/20/2023 02:16:30 PM 5 pgs
Fees: $28.00 Taxes: $962.00
20231120-0090288

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF NOVEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

TONYA LOFTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-1-2025

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 190D Saundersville Road , Suite 3002, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Alex Moran	Alex Moran	Parcel ID: 060 04 0 026.00 and
(NAME) 205 Maplewood Trce.	(NAME) 205 Maplewood Tr.	
(ADDRESS) Nashville, TN 37207	(ADDRESS) Nashville, TN 37207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **David Richard Settles and Tammy Denise Cunningham, devisee under the Last Will and Testament of Blanche M. Settles,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Alex Moran, unmarried,** 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:

A small tract of land in the 12th, formerly 17th Civil District of Davidson County, Tennessee, being part of Lot No. 1 on the plan of the Subdivision of the Lands of William Phillips, as of record in Book 57, page 21, Register's Office, and being known as Lot No. 205 on the unrecorded Map showing the Subdivision of part of said Lot 1 and described as follows:

Beginning at a point in the centerline of Maplewood Lane, at the southeast corner of the land conveyed to Gilbert H. Douglas, by deed of record in Book 2104, page 382; thence with his east line, North 9° 02' East 240.4 feet to a point; thence South 83° 35' East 52.1 feet to a corner of Lot No. 207; thence with the line between Lots Nos. 205 and 207, South 6° 25' West 240 feet to the centerline of Maplewood Lane; thence with the centerline of the same, North 83° 35' West 63 feet to the point of beginning.

Being the same property conveyed to Pem Settles and wife, Blanche Merline Settles from L. B. Jones and wife, Robbye R. Jones by Warranty Deed dated May 1, 1959 and recorded on May 4, 1959 in Book 2903, Page 625, Register's Office for Davidson County, Tennessee. The said Pem Settles having since died on or about July 24, 1998, leaving Blanche Merline Settles as the surviving tenant by the entirety. The said Blanche Merline Settles having since died, testate, on or about June 4, 2022. The decedent's estate was probated in the Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 22P2030. See also Affidavit of Inheritance recorded March 22, 2023 in Instrument No. 20230322-0020836.

Further being the same property conveyed to David Richard Settles and Tammy Denise Cunningham from Wendy Woodall, Michael P. Settles, Deairdra R. Bolen, Heather M. Cunningham,and Brandy M. Stapleton by Quitclaim Deed recorded on November 14, 2023 in Instrument No. 20231114-0088703, Register's Office for Davidson County, Tennessee. Brandy M. Stapleton hereby executes this instrument as Attorney in Fact on behalf of Tammy Denise Cunningham, as evidenced by Tennessee Durable Financial Power of Attorney, recorded in Instrument No. 20231113-0088016, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 205 Maplewood Trce., 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 do 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.

Witness our hands this 10th day of November, 2023.

David Richard Settles 11/10/23

David Richard Settles

STATE OF TENNESSEE

COUNTY OF Sumner

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, the within-named David Richard Settles, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

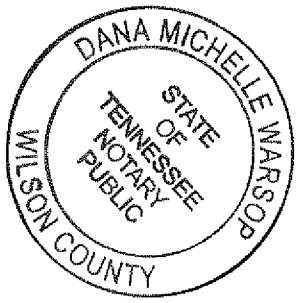
WITNESS my hand and official seal of office, this 10th day of November, 2023.

Dana Michelle Warsop

Notary Public

My Commission Expires: 3/2/2025

(SEAL)



Witness our hands this 9 day of November, 2023.

Tammy Denise Cunningham by [signature] as Attorney in fact

Tammy Denise Cunningham by Brandy Michelle Stapleton, as Attorney-In-Fact

STATE OF TENNESSEE

COUNTY OF GILES

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Brandy Michelle Stapleton, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Tammy Denise Cunningham, as Attorney-in-fact, and acknowledged that he executed the same as the free act and deed of Tammy Denise Cunningham, for the purposes therein contained.

Witness my hand and official seal, this the 9 day of November, 2023.

[signature]

Notary Public

My Commission Expires: 3-2-27

(SEAL)

BRANDON LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027

Certificate of Authenticity

I, Tonya Loftin, 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 11/9/2023 & 11/10/2023.

Date

Tonya Loftin
Affiant Signature

November 20, 2023
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 20th day of November, 20 23.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)