RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

Karen Johnson Davidson County
Batch# 1077700 DEEDWARR
12/04/2023 10:09:38 AM 2 pgs
Fees: $13.00 Taxes: $2,404.63

20231204-0093214

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 649,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of December, 2023

Notary Public

MY COMMISSION EXPIRES: 11/2/2026

(AFFIX SEAL)

CHRISTINA HIGGINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/2/2026

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jonathan Bojorquez	First Dakota National Bank	131-08-0-07200
(NAME)	(NAME)	
4405 Scenic Drive	225 Cedar Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Yankton, SD 57078	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE,

BRIAN C. CUNNINGHAM AND ANDREA M. CUNNINGHAM, HUSBAND AND WIFE,

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

JONATHAN BOJORQUEZ, AN UNMARRIED MAN,

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 part of the unnumbered tract in the Plan of Zenside Place, not of record, described according to a survey made by Hickerson Miller Engineers, dated March 14, 1959, as follows:

Beginning at a point in the westerly margin of Scenic Drive at a point 100.0 feet from Edwin R. Thalman's southeast corner; and Edwin M. Thomason's northeast corner; thence north 88 deg. 15' west a distance of 344.0 feet to an iron pin; thence north 1 deg. 05' east 100.00 feet to a concrete monument; thence south 87 deg. 23' east 375.0 feet to an iron pin; thence south 19 deg. 15' west 100.0 feet to the point of beginning.

Being the same property conveyed to Brian C. Cunningham and Andrea M. Cunningham, husband and wife by Deed dated May 31, 2007 from Lin M. Cameron, unmarried, recorded June 6, 2007, in Instrument Number 20070606-0067863, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This *Improved* property is commonly known as: 4405 Scenic Drive, Nashville, TN 37204

LT&E File #20445

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 my/our hand(s) this 1st day of December, 2023

Brian C. Cunningham

Andrea M. Cunningham

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 1st day of December, 2023, before me personally appeared Brian C Cunningham and Andrea M. 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 1st day of December, 2023.

Notary Signature
My commission expires: 11/3/25

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY