This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-21933-RR

Karen Johnson Davidson County
Batch# 1084591 DEEDWARR
12/21/2023 10:49:30 AM 3 pgs
Fees: $18.00 Taxes: $1,409.33
20231221-0098429

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $380,900.00.

Affiant

Subscribed and sworn to before me, this the 20th day of December, 2023.

Notary Public
My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Tracy Y. Thomas and Mary A. Thomas<br>3425 Bridgeton Cove Court<br>Antioch, TN 37013 | New Owners | 151 01 0A 060.00 |

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Keven C. Cushman and Machelle D. Cushman, husband and wife,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Tracy Y. Thomas, an unmarried woman and Mary A. Thomas, an unmarried woman, as tenants in common with right of survivorship**, hereinafter called the Grantee(s), his/her/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. 60, on the Plan of Chatham Pointe, of record in Plat Book 6900, Pages 444, 445, 446, and 447, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Keven C. Cushman and wife, Machelle D. Cushman, by Warranty Deed from Kevin W. Hedge and Candie L. Hedge, husband and wife, of record in Instrument No. 20140708-0060068, in the Register's Office of Davidson County, Tennessee, dated July 03, 2014, and recorded on July 08, 2014.

This is improved property located at: **3425 Bridgeton Cove Court, Antioch, TN 37013.**

This conveyance is made subject to 1) Property taxes for the year 2024, and thereafter, a lien not yet due and payable. The 2023 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

**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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF,** Grantor has executed this instrument on this 20th day of December, 2023.

GRANTOR:

Keven C. Cushman

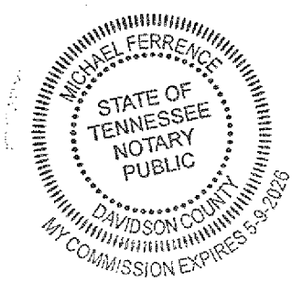
Machelle D. Cushman

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Keven C. Cushman and Machelle D. Cushman, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 20th day of December, 2023.

Notary Public
My Commission expires: 5-9-2026



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 **December 20, 2023**.

Date

Tonya Loftin
Affiant Signature

December 21, 2023
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 21st day of December, 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)