Karen Johnson Davidson County Batch# 1096527 DEEDWARR 01/31/2024 01:19:30 PM 3 pgs Fees: $18.00 Taxes: $1,969.23 20240131-0006868	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $532,225.00. Affiant Subscribed and sworn to before me, this 23rd day of January, 2024. Notary Public
(Notary Stamp)	My commission expires: 7/15/26

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
174 Saundersville Rd, Ste 102, Hendersonville, TN. 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Jonathan David Cunningham and Bethany Cunningham	New Owner	**097-02-0A-474.00-CO**
1813 Stonewater Drive		
Hermitage, TN 37076		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Mikel S. Modine and Mary Lisa Modine, husband and wife

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Jonathan David Cunningham and Bethany Cunningham, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 474 on the Plan of Final Plat, Villages of Riverwood, Section One, Phase 6B of record in Plat at Instrument No. 20151023-0107918, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mikel S. Modine and Mary Lisa Modine, husband and wife by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation of record in Instrument No. 20160510-0046276 Register's Office for Davidson County, Tennessee, dated April 29, 2016 and recorded on May 10, 2016.

This is improved property known as **1813 Stonewater Drive, Hermitage, TN 37076.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 23rd day of January, 2024.

Mikel S. Modine

Mary Lisa 1-23-24
Mary Lisa Modine

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Mikel S. Modine and Mary Lisa Modine, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 23rd day of January, 2024.

Notary Public
My Commission Expires: 3-23-27

Gregory D. Vadner
State of Tennessee Notary Public
Sumner County

LTC File No. 24-000367-626

Certificate of Authenticity

I, Joshua A. Terry, 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 1/23/2024.

Affiant Signature – Joshua A. Terry

1/31/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 1/31/2024.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27