# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1128116 DEEDWARR
04/29/2024 11:50:30 AM 4 pgs
Fees: $23.00 Taxes: $618.64
20240429-0030971

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,200.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF APRIL, 2024.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JESSICA ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/23/2025
RUTHERFORD COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title & Escrow Series, LLC, 517 Cason Lane, Suite G, Murfreesboro, TN 37128

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Jean Chambers | First Community Mortgage, Inc. | Parcel ID: 133 11 0A 007.00 |
| (NAME) 348 St. Francis Avenue | (NAME) 262 Robert Rose Drive, Suite 200 | |
| (ADDRESS) Smyrna, TN 37167 | (ADDRESS) Murfreesboro, TN 37129 | |
| (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, **Joe David McCuiston and Rachel Lynn McCuiston and Phillip Bruce McCuiston**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jean Chambers, a married woman**, 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 certain condominium apartment in Davidson County, Tennessee, being Unit No. B-1, shown as Block B, Lot No. 7, on the Plan of Canterbury Hall Condominium Apartments, of record in Book 5200, Page 159, Register's Office for said County and to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to David Bruce McCuiston, unmarried from Susan F. Vukadinovich, unmarried by Warranty Deed, dated April 26, 2013 and recorded on April 30, 2013 in Instrument No. 20130430-0042781, in the Register's Office for Davidson County, Tennessee. The said David Bruce McCuiston having since died Intestate on or about December 18, 2023, leaving Joe David McCuiston, Rachel Lynn McCuiston and Phillip Bruce McCuiston as his only heirs at law as stated in Affidavit of Heirship of record in Instrument No. 20240209-0009187, 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 500 Paragon Mills, Unit B1, Nashville, TN 37211

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 22nd day of April, 2024

J. David

Joe David McCuiston

STATE OF FLORIDA

COUNTY OF Bay

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Joe David McCuiston, the within named bargainor, 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. Produced valid FL driver's license

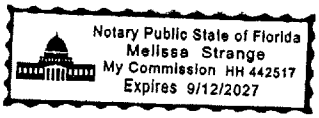
Witness my hand and official seal, this the 22nd day of April, 2024.

Melissa Strange

Notary Public

Melissa Strange

My Commission Expires: 9/12/2027




(SEAL)

Rachel Lynn McCuiston

Phillip Bruce McCuiston

STATE OF GEORGIA

COUNTY OF _____

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Rachel Lynn McCuiston and Phillip Bruce McCuiston, the within named bargainor, 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, this the 22nd day of April, 2024.

Notary Public

My Commission Expires:

(SEAL)

Witness our hands this 22nd day of April, 2024

Joe David McCuiston

STATE OF FLORIDA

COUNTY OF _____

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Joe David McCuiston, the within named bargainor, 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, this the 22nd day of April, 2024.

Notary Public

My Commission Expires:

(SEAL)

Rachel Lynn McCuiston

Rachel Lynn McCuiston

Phillip Bruce McCuiston

STATE OF GEORGIA

COUNTY OF Clayton

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Rachel Lynn McCuiston and Phillip Bruce McCuiston, the within named bargainor, 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, this the 22nd day of April, 2024.

Selina G. Jones

Notary Public

My Commission Expires:

(SEAL)

SELINA GENEVA JONES NOTARY PUBLIC CLAYTON COUNTY, GEORGIA MY COMMISSION EXPIRES 09/19/2027

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 **April 22, 2024**.

Date

Tonya Loftin

Affiant Signature

April 29, 2024

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 29th day of April, 20 24.

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)