Karen Johnson Davidson County
Batch# 1128910 DEEDWARR
04/30/2024 10:23:30 AM 5 pgs
Fees: $28.00 Taxes: $2,516.00
20240430-0031274

WARRANTY DEED

Return To:
Service Link
1355 Cherrington Pkwy
Moon Twp, PA 15108
#2000946307

Prepared By:
Hollingshead & Associates, PLLC
1720 West End Avenue, Suite 403
Nashville, TN 37203

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$680,000.00.**

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 24th DAY OF April, 2024.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 10/27/25

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC, 1720 West End Avenue, Suite 403, Nashville, TN 37203
File No.: 2626

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL
Joseph A. Bird and Denisse G. Bird	Joseph A. Bird and Denisse G. Bird	093-13-3B-001.00
1402 South Street, Unit A	1402 South Street, Unit A	
Nashville, TN 37212	Nashville, TN 37212	

For and in consideration of the sum of Six Hundred Eighty Thousand And 0/100 ($680,000.00), cash in hand paid by the hereinafter named Grantees, and for other and valuable consideration, the receipt of which is hereby acknowledged, I/We,

BYRON GREGORY CUMMINGS, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY

, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto,

JOSEPH A. BIRD AND DENISSE G. BIRD, HUSBAND AND WIFE

, hereinafter called the Grantees, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot A of 1402 South Street Townhomes, of record in Instrument No.20180416-0035737, Register of Deeds Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said lot.

BEING the same property conveyed to Greg Cummings and Garrett Pillsbury by Quitclaim Deed from Greg Cummings a/k/a Byron Greg Cummings, dated August 1, 2019 and recorded on October 9, 2019 in Instrument No. 20191009-0103670, Register's Office for Davidson County, Tennessee; ALSO BEING the same property previously conveyed to Greg Cummings, as to a 1/2 (one-half) interest, by Quitclaim Deed from Luke C. Humphries, dated January 30, 2019, and recorded February 7, 2019 in Instrument No. 20190207-0011578, Register's Office for Davidson County, Tennessee; ALSO BEING a portion of the same property conveyed to Greg Cummings and Luke C. Humphries by Quitclaim Deed from Greg Cummings, recorded March 7, 2018, of record in Instrument No. 20180307-0021694, Register's Office for Davidson County, Tennessee; ALSO BEING a portion of the same property conveyed to Byron

Greg Cummings by Warranty Deed from Deborah Lotz, Trustee of the Deborah Lotz Trust dated February 4, 2002, and Holly Bell, as tenants in common without rights of survivorship, recorded on December 6, 2017, of record in Instrument No. 20171206-0124580, Register's Office for Davidson County, Tennessee.

The said Greg Cummings is also known as Byron Greg Cummings.

This Conveyance is subject to the matters set forth below, if any, as well as (1) taxes for the current year which may not yet be due and payable, (2) all matters appearing on plat or plan referenced in the legal description, if any, (3) all applicable zoning ordinances (4) utility, sewer, drainage, and other easements and agreements of record, (5) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), and (6) all other matters of public record.

This is unimproved property known as 1402 South Street, Unit A, Nashville, TN 37212.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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.

[SIGNATURE(S) AND NOTARY ACKNOWLEDGMENT(S) ON FOLLOWING PAGE]

Being the same parcel conveyed:

To Greg Cummings a/k/a Byron Greg Cummings, married

From Garrett Pillsbury, unmarried

Dated 2/21/24 Recorded _____

Book _____ Page _____

Deed Instrument # 202404300031273

[SIGNATURE(S) AND NOTARY ACKNOWLEDGEMENT(S) PAGE OF THE WARRANTY DEED FOR BYRON GREG CUMMINGS to JOSEPH A. BIRD AND DENISSE G. BIRD FOR THE TRANSFER OF PROPERTY LOCATED AT 1402 SOUTH STREET, UNIT A, NASHVILLE, TN 37212.]

Witness our/my hand on the 1st day of March, 2024.

~~Byron Greg Cummings~~ Byron Gregory Cummings

STATE OF Texas
COUNTY OF Smith

RL

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Byron ~~Greg~~ Gregory Cummings, with whom I am personally acquainted, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of March, 2024.

Ruby Lewis
Notary Public
My Commission Expires: May 5, 2024

RUBY LEWIS
My Notary ID # 132464395
Expires May 5, 2024

Tennessee Certification of Electronic Document

I, Amy Cox, 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 3-1-2024 (date of document).

Affiant Signature

04/29/2024
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 29 day of APRIL, 2024.

Notary's Signature

MY COMMISSION EXPIRES 5/4/2026

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Lissette Anne Moree, Notary Public
Allegheny County
My commission expires May 4, 2026
Commission number 1223847
Member, Pennsylvania Association of Notaries