Karen Johnson Davidson County
Batch# 1134735 DEEDWARR
05/15/2024 09:31:30 AM 3 pgs
Fees: $18.00 Taxes: $2,135.66
20240515-0035789

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #24-1017

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Frederick Brent Leatherwood and Meredith Leatherwood, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kyle Cundiff and Iris Cundiff, husband and wife**, hereinafter called the **Grantee**, Grantee's 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 No. 583 on the Plan of Section Two of Phase Eight Lenox Village of record in Plat at Instrument No. 20070413-0044640, 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 Frederick Brent Leatherwood and Meredith Leatherwood, husband and wife by Special Warranty Deed from bank of America, National Association c/o New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing of record in Instrument No. 20160524-0052224 Register's Office for Davidson County, Tennessee, dated April 21, 2016 and recorded on May 24, 2016.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 4310 Barnes Cove Drive, 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 Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Kyle Cundiff **4310 Barnes Cove Drive** **Nashville, TN 37211**	Rocket Mortgage, LLC 1050 Woodward Ave. Detroit, MI 48226	**173-09-0A-710.00**

WITNESS THE EXECUTION HEREOF this 13th day of May, 2024.

Frederick Brent Leatherwood

Meredith Leatherwood

State of Tennessee
County of Davidson

On this 13th day of May, 2024, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Frederick Brent Leatherwood and Meredith Leatherwood, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Notary Public

My Commission Expires: 3/3/26

State of Tennessee
County of SUMNER

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 577,205.06.**

Affiant

Sworn and subscribed before me on this the 13th day of May, 2024.

JENNIFER MCEWEN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 03-01-2025

Notary Public

My Commission Expires: _____

Tennessee Certification of Electronic Document

I, Christine Hutchinson, do hereby make oath that I am a licensed attorney and/or thecustodian 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 05/13/24 (date of document).

Affiant Signature

05/13/24
Date

State of **Tennessee**

County of **Sumner**

Sworn to and subscribed before me this 13th day of May, 2024

Notary Public

My Commission Expires:

JENNIFER MCEWEN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-01-2025

NOTARY'S SEAL