RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QCBL-21838-24

Karen Johnson Davidson County
Batch# 1140688 DEEDWARR
05/29/2024 01:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,524.40
20240529-0039795

WARRANTY DEED

ADELAIDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $412,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of May, 2024

NOTARY PUBLIC

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tiffany Stafford 3122 Richmond Hill Drive Nashville, TN, 37207	**New Owner** **3122 Richmond Hill Drive** **Nashville, TN 37207**	060-02-0-036.00

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED TWELVE THOUSAND AND 00/100 Dollars ($412,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **AUSTIN CUNLIFFE, A SINGLE MAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **TIFFANY STAFFORD, AN UNMARRIED WOMAN**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, Being Lot No. 28 on the Plan of SECTION ONE, PARKWOOD ESTATES, of record in Plat Book 2900, Page 119 and 120, Register's Office for Davidson County, Tennessee.

Said Lot No. 28 fronts 77.5 feet on the Northerly Margin of Richmond Hill Drive, running Back between lines measuring 138.6 feet on the Easterly side and 137.9 feet on the Westerly side to a dead line in the rear, on which it measures 77.53 feet.

Being the same property conveyed to Austin Cunliffe, a single man, by Warranty Deed from VM Pronto, LLC, a Delaware Limited Liability Company, of record in Instrument No. 20230515-0036306, in the Register's Office of Davidson County, Tennessee, dated May 11, 2023 and recorded on May 15, 2023.

Being the same property conveyed to VM Pronto, LLC, A Delaware Limited Liability Company, by Warranty Deed from Troy Williams and Melony Williams, husband and wife, of record in Instrument No. 20220210-0015544, in the Register's Office of Davidson County, Tennessee, dated January 28, 2022 and recorded on February 10, 2022.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved ___ improved property, known as: 3122 Richmond Hill Drive, Nashville, TN 37207

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 28th day of May, 2024

GRANTOR(S)

Austin Cunliffe

Austin Cunliffe

STATE OF ~~TENNESSEE~~ RP Kentucky
COUNTY OF Madison

Personally appeared before me, a Notary Public, Austin Cunliffe, a single man, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 28 day of May, 2024.

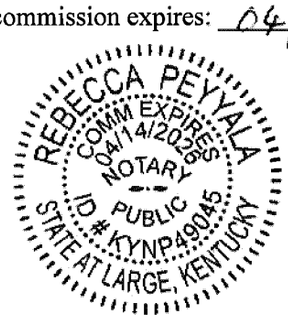
Rebecca Peyyala

Notary Public

REBECCA PEYYALA

Printed Notary Name

My commission expires: 04/14/2026



Certificate of Authenticity

I, Adde Dilworth, 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 **May 28, 2024**.

Date

Affiant Signature

May 28, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **28** day of **May**, 20**24**.

Notary's Signature

My Commission Expires: 05-05-2025

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025