# Warranty Deed

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|---|---|
| Karen Johnson Davidson County<br>Batch# 1140951 DEEDWARR<br>05/30/2024 01:17:30 PM 3 pgs<br>Fees: $18.00 Taxes: $758.50<br>20240530-0040172 | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $205,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this the 24th day of May, 2024.<br><br>Notary Public<br><br>My commission expires: |

TERESA TIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**204 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Nancye Elizabeth Sovine | The Loan Store, Inc. | 136-03-0A-094.00-CO |
| 3880 Priest Lake Drive, Unit #10 | 6340 N. Campbell Ave #100 | |
| Nashville, TN 37217 | Tucson, AZ 85718 | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MICHAEL RAY CUTSHAW, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NANCYE ELIZABETH SOVINE, A SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being a certain Condominium Apartment in Davidson County, Tennessee, being Townhouse #10, Building No. 19, in a Horizontal Property Regime located on the plat of Priest Lake Townhouses, Phase 1, as of record in Book 4460, Page 88, Register's Office, Davidson County, Tennessee, to which plat reference is hereby made.

Being the same property conveyed to Michael Ray Cutshaw, a single man by Warranty Deed from Lisbeth Norton, unmarried of record in Instrument No. 20190730-0074727 Register's Office for Davidson County, Tennessee, dated July 25, 2019 and recorded on July 30, 2019.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 3880 Priest Lake Drive, Unit #10, Nashville, TN 37217, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 24th day of May, 2024.

Michael Ray Cutshaw by Michael Andrew ~~Cutshaw~~ his attorney in fact.

**Michael Ray Cutshaw by Michael Andrew Cutshaw, his Attorney-In-Fact**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Michael Andrew Cutshaw, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Michael Ray Cutshaw, as his Attorney-In-Fact, and acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 24th day of May, 2024.

~~Notary Public~~

My Commission Expires: 3.3.25

STEVE MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

**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 05/24/24 (date of document).

Affiant Signature

05/28/24
Date

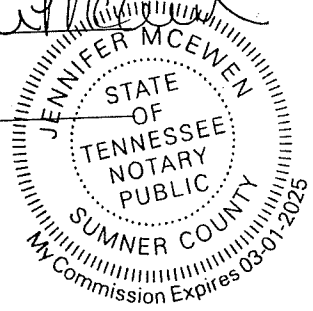
State of **Tennessee**

County of **Sumner**

Sworn to and subscribed before me this 28th day of May, 2024

Notary Public

My Commission Expires:




NOTARY'S SEAL