Karen Johnson Davidson County
Batch# 1144437 DEEDWARR
06/07/2024 08:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20240607-0042649

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF JUNE, 2024.

Notary Public

MY COMMISSION EXPIRES: 06-29-2027

(AFFIX SEAL)

JENNIFER A HOFFMAN NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 06-29-2027

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 110, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Viyaleta Tooley	Movement Mortgage, LLC	034-04-0-027.00
(NAME)	(NAME)	
359 Cumberland Hills Drive	8024 Calvin Hall Road	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Indian Land, SC 29707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, 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 Cheyenne Neaves and Kelcie Marie Neaves, husband and wife, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Viyaleta Tooley and Charles Tooley, wife and husband, hereinafter called the GRANTEE(S), his/her/their 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 Lot No. 38, Section Four, North Hill Estates, of record in Book 3842, Page 229, Registers Office for said county.

Said Lot No. 38 fronts 138.0 feet on the southeasterly margin of Cumberland Hills Drive and runs back 318.6 feet on the northeasterly line and 337.7 feet on the southwesterly line, to a line in the rear measuring 130.6 feet. Being the same property conveyed to Cheyenne Neaves and Kelcie Marie Neaves by Warranty Deed from Martha J. Fuentes, dated 05/12/2021, of record in Instrument No. 20210517-0066242, Register's Office for Davidson County, Tennessee.

Cheyenne Neaves executes this instrument on behalf of Kelcie Marie Neaves pursuant to a Power of Attorney of record in Book _____, Page _____, Register's Office, Davidson County, Tennessee.

202406070042648

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 359 Cumberland Hills Drive, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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), his/her/their 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.

Effective the 5th day of June, 2024.

Cheyenne Neaves

Kelcie Marie Neaves
By: Cheyenne Neaves, Attorney-in-Fact

State of Tennessee
County of Sumner

On this 5th day of June, 2024, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Cheyenne Neaves, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact of Kelcie Marie Neaves, and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Book _____, Page _____, Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 5th day of June, 2024.

Notary Public:
My Commission Expires: _____

JANET L. ADAMS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 12-27-2027

State of Tennessee
County of Sumner

On this 5th day of June, 2024, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Cheyenne Neaves, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 5th day of June, 2024.

Notary Public:
My Commission Expires: _____

JANET L. ADAMS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 12-27-2027

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 110
Hendersonville, TN 37075

CERTIFICATE OF AUTHENTICITY

I, Jennifer Hoffman, do hereby make path that I am licensed attorney and/or 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 the law on 6-5-24.

Jennifer A Hoffman
AFFIANT

DATE: 6-6-24

STATE OF TENNESSEE
COUNTY OF Sumner

SWORN to and subscribed before me this 6th day of June, 2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-27-2027