This instrument prepared by:
Mark W. Honeycutt II
Studio Title, Inc.
20 Music Circle East
Nashville, Tennessee 37203

Karen Johnson Davidson County
Batch# 1149556 DEEDWARR
06/20/2024 04:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20240620-0046538

State of Tennessee
County of Davidson

The actual **consideration** or **value**, whichever is greater, for this transfer is **$370,000.00**.

Affiant

Subscribed and sworn to before me a notary public, this 20 day of June, 2024.

Notary Public

My commission expires: 11/6/24

LEAH HONEYCUTT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2024

WARRANTY DEED

Name & Address of New Owner:	Send Tax Bills To:	Map/Parcel IDs:
WILLIAM J. PENDLEY and CORTNEY F. PENDLEY 512 West Angela Circle Goodlettsville, TN 37072	Same	071-07-0-226.00

THIS INDENTURE, made and entered into this 20 **th** day of **June, 2024**, by and between **ROBERT J. CUMMINS**, SINGLE MAN, Grantor, and **WILLIAM J. PENDLEY and CORTNEY F. PENDLEY**, HUSBAND AND WIFE, Grantee,

WITNESSETH: That for and in consideration of TEN DOLLARS cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the Grantee the following described real estate, situated and being in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the easterly 25 feet of Lot No. 31 and the westerly 25 feet of Lot No. 32, as shown on the map entitled Map of Trinity Heights, of record in Plat Book 332, Page 4, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to ROBERT J. CUMMINS, by deed from DEBRA ANN MCCLISH, AN UNMARRIED WOMAN, of record in Instrument No. 20190227-0017645, dated February 18, 2019, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) and and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 316 Edwin St., Nashville, TN 37207.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances, estate, title and interest thereunto belonging or in any wise appertaining unto the said Grantee, his heirs, successors and assigns in fee simple forever.

And the said Grantor does hereby covenant with the said Grantee that he is lawfully seized in fee of the afore described real estate; that he has a good right to sell and convey the same; that the same is unencumbered; and that unless otherwise herein set out the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "Grantor" or "Grantee" as used herein shall mean "Grantors" or "Grantees" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said Grantor the day and year first above written.

Robert J. Cummins

ROBERT J. CUMMINS

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **ROBERT J. CUMMINS** to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 20 day of **June, 2024.**

Notary Public

My commission expires: 11/6/24

LEAH HONEYCUTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2024

Certificate of Authenticity

I, Mark W. Honeycutt II, 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 6/20/2024.

Date

Affiant Signature

6/20/2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20 day of June, 2024.

Notary's Signature

My Commission Expires: 11/6/24
Date

Notary's Seal (if on paper)

