THIS INSTRUMENT PREPARED BY:
PAUL C. HAYES, ESQ.
HAYES LAW, PLLC
112 WESTWOOD PLACE, SUITE 310
BRENTWOOD, TENNESSEE 37027
(615) 866-6800

Karen Johnson Davidson County
Batch# 1167309 DEEDWARR
08/12/2024 10:36:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240812-0060321

WARRANTY DEED

Consideration Certificate

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0. Pursuant to Tenn. Code Ann. § 67-4-409(a)(1)(C)(vi), the transfer of the property described herein is exempt from the Tennessee Realty Transfer tax.

Elizabeth A. Cummins

ELIZABETH ARMISTEAD CUMMINS, as Trustee, Affiant

LISA D. HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

Subscribed and sworn to before me, this 7th day of August, 2024.

Lisa D. Hill
Notary Public

My Commission Expires: 5/5/2025

Address of New Owner:	Send Tax Bills to:	Map-Parcel Number:
Elizabeth Armistead Cummins, as Trustee of the Elizabeth Armistead Cummins Revocable Trust 109 Lincoln Court Nashville, TN 37205	Elizabeth Armistead Cummins, as Trustee of the Elizabeth Armistead Cummins Revocable Trust 109 Lincoln Court Nashville, TN 37205	116 13 0 126.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is acknowledged, I, **ELIZABETH A. CUMMINS** (the "Grantor"), have bargained and sold, and by these presents do transfer and convey, unto **ELIZABETH ARMISTEAD CUMMINS, as Trustee of the ELIZABETH ARMISTEAD CUMMINS REVOCABLE TRUST u/a dated August 7, 2024**, its successors and assigns (the "Grantee"), certain real property located in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot Nos. 9 and 10 of Block 2 on the Plan of Map of the Courts of Bellemeade, of record in Book 547, page 141, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed by Richard F. Cummins and wife, Mary Armistead Cummins to Elizabeth A. Cummins by deed dated July 21, 2010, recorded as Instrument No. 20100722-0057482, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. All matters as shown on the Plan of record in Book 547, page 141, Register's Office for Davidson County, Tennessee.
2. Water tap as contained in instrument of record in Book 775, page 18, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 109 Lincoln Court, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns, forever; and Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind herself and her successors and representatives to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

This deed was prepared without the benefit of a title search and uses the legal description for the property herein conveyed as reflected in the deed of conveyance to the Grantor. The property is conveyed subject to such limitations, restrictions, easements and encumbrances as may affect the subject property.

WITNESS my hand this 7th day of August, 2024.

Elizabeth A. Cummins

ELIZABETH A. CUMMINS

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ELIZABETH A. CUMMINS**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, under oath, swore and acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal on this 7th day of August, 2024.



Notary Public

My Commission Expires: 5/5/2025

CERTIFICATE OF AUTHENTICITY

I, Paul C. Hayes, 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 August 7, 2024

8-7-2024
Date

Paul C. Hayes
Paul C. Hayes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 7th day of August, 2024.

Lisa D. Hill
Notary Public

My Commission Expires: 5/5/2025

Notary's Seal (if on paper)

