398

WARRANTY DEED

Karen Johnson
Batch # 1179386
09/10/2024 08:20:27 AM
Fees: $13.00 Taxes: $3,644.50

Davidson County
DEEDWARR
2 pgs

20240910-0069463

File No. AP-24-7463

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $985,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of September, 2024

Notary Public

MY COMMISSION EXPIRES: 3/13/2026

(AFFIX SEAL)

ANGELA V. DOBSON-WILLIAMSON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rachel Tenenbaum	Cadence Bank	
(NAME) 2008 Eastside Avenue	(NAME) PO Box 3356	094-02-0-218.00
(ADDRESS) Nashville, TN 37206	(ADDRESS) Tupelo, MS 38803-3356	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Joshua Cumby and Briana Cumby, formerly known as Briana Rizzo, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rachel Tenenbaum, single woman** HEREINAFTER CALLED THE GRANTEE, 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 Lot No. 29 on the Plan of United Electric Railway's Addition to East Nashville of record in Plat Book 161, Page 8, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Joshua Cumby and Briana Rizzo, husband and wife, Joint tenants by Warranty Deed from R. L. Moore, Trustee of the Blueblossom trust, dated May 18, 2017 of record in Instrument No. 20200529-0055473 Register's Office for Davidson County, Tennessee, dated May 21, 2020 and recorded on May 29, 2020.

This is property more commonly known as 2008 Eastside Avenue, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and 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.

Witness my/our hand this 5th day of September, 2024.

Joshua Cumby

Briana Cumby

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of September, 2024, before me personally appeared Joshua Cumby and Briana Cumby, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 5th day of September, 2024.

Notary Signature
My commission expires: 3-2-27

