WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $889,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF December, 2024

Notary Public

MY COMMISSION EXPIRES: 05/08/28

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2028

Karen Johnson Davidson County
Batch # 1217014 DEEDWARR
12/16/2024 03:18:45 PM 2 pgs
Fees: $13.00 Taxes: $3,292.63

20241216-0097581

This area for recording stamp

MST 2024-1800

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Barbara Jane Cunningham, Richard Cunningham and Jessica Cunningham	US BANK NATIONAL ASSOCIATION	103-08-0-020.00
(NAME)	(NAME)	
4016 Murphy Road	2800 TAMARACK ROAD	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	OWENSBORO, KY 42301	
(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, WE, **The Survivor's Trust created by the Chenault Living Trust dated December 30, 1997, and amended July 18, 2006,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Barbara Jane Cunningham and Richard Cunningham and Jessica Cunningham,** HEREINAFTER CALLED THE GRANTEES, 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. 7 on the Plan of a subdivision of Lots 9 to 14 inclusive in West End Annex, as of record in Book 547, Page 89, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to The Survivor's Trust created by the Chenault Living Trust dated December 30, 1997, and amended July 18, 2006 by Warranty Deed from JB Partners , a Tennessee General Partnership of record in Instrument No. 20230727-0057941 Register's Office for Davidson County, Tennessee, dated July 26, 2023 and recorded on July 27, 2023.

Being the same property conveyed to The Survivor's Trust created by the Chenault Living Trust dated December 30, 1997, and amended July 18, 2006 by Deed Correction and Quitclaim Deed from JB Partners, a Tennessee General Partnership of record in Instrument No. 20230814-0062992 Register's Office for Davidson County, Tennessee, dated August 14, 2023 and recorded on August 14, 2023.

Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or

supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2025, a lien due and payable, but not delinquent. Subject to all matters shown on the Plan of record in Plat Book 547, Page 89, Register's Office for Davidson County, Tennessee.

This property, known as 4016 Murphy Road, Nashville, TN 37209
(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 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 hand this 12th DAY OF DECEMBER, 2024.

The Survivor's Trust created by the Chenault Living Trust dated December 30, 1997, and amended July 18, 2006

_____, Trustee

By: Johns Adam Chenault, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, John Adam Chenault, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Trustee of the Survivor's Trust created by the Chenault Living Trust dated December 30, 1997, and amended July 18, 2006, the maker or constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at office, this 12th day of December, 2024.

_____
Notary Public

My commission expires: 8-12-2028

(SEAL)



Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-FCR-24-4016