Karen Johnson
Batch # 1241856
02/27/2025 11 10 34 AM
Fees $13 00 Taxes $1,572 50

Davidson County
DEEDWARR
2 pgs

20250227-0014639

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $425,000 00

Affiant

BRIAN D. MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

Subscribed and sworn to before me, this 24th day of February, 2025

Notary Public
My Commission Expires: 03/09/2027

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066

Name and Address and New Owner	Send Tax Bills To	Map/Parcel Number
Carl Wesley Robert Jenkins and James Krantz 436 Williamsport Drive Smyrna, TN 37167	New Owner	073-13-0-102 00

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Michael P. Cunningham, married**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **Carl Wesley Robert Jenkins, married and James Krantz, married, tenants in common,** hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No 6 on the Plan of Mailan Heights, as shown on plat of record in Plat Book 1835, Page 90, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description

BEING the same property conveyed to Michael P Cunningham, by Installment Deed from Herman T. Cobb, Sr and wife, Edna Cobb, dated 1/27/1977 and recorded 1/27/1977 in Book 5109, Page 547, in the Register's Office of Davidson County, Tennessee

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following

Subject to all existing easements and all other matters shown on plat of record in Plat Book 1835, Page 90, Register's Office for Davidson County, Tennessee

Subject to Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage recorded in Book 4084, Page 419, Register's Office for Davidson County, Tennessee

The Grantor hereby makes oath that the above-described property was not used as a marital residence.

The above legal description is the same as that contained in the previous deed of record

This is (__XX__) improved (____) unimproved property, known as 2703 Traughber Drive, Nashville, TN 37206

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 Grantor(s) covenant(s) with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to

warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs, successors, 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(s) this the 24th day of February, 2025

Michael P Cunningham

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Michael P Cunningham, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained

Witness my hand and official seal, this 24th day of February, 2025.

Commission Expires. 9/27/26

Notary Public:

BRENDA HUNTSMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY