Karen Johnson Davidson County
Batch# 1253799 DEEDWARR
03/28/2025 03:13:30 PM 4 pgs
Fees: $23.00 Taxes: $2,132.31
20250328-0023573

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 38555-03-2025	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $576,300.00. Affiant Subscribed and sworn to before me this 27th day of March, 2025. Notary Public My Commission Expires: 7-1-2027

KATHLEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 1, 2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Lori L. Graham Keri K. Graham 6928 Collinswood Drive Nashville, TN 37221	Lori L. Graham Keri K. Graham 6928 Collinswood Drive Nashville, TN 37221	Map and Parcel No.: 155 08 0C 216.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Betty B. Cunningham, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Lori L. Graham, unmarried, and Keri K. Graham, unmarried, as tenants in common ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 6928 Collinswood Drive, Nashville, Davidson County, Tennessee 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenants that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 27th day of March, 2025.

GRANTOR:

Betty B. Cunningham

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Betty B. Cunningham, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of March, 2025.

Notary Public
My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 216 on the Plan of PHASE 2, POPLAR CREEK ESTATES of record in Plat Book 6900, Pages 339 thru 347, amended in Book 7617, Page 443, Plat Book 7900, Pages 888 and 889, and Instrument No. 20020529-0064725, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Betty B. Cunningham, and spouse Robert D. Cunningham, by Warranty Deed from Michael F. Bradshaw, and spouse Shirlee J. Bradshaw, of record in Book 11546, Page 493, in the Register's Office of Davidson County, Tennessee, dated June 23, 1999 and recorded on June 28, 1999. The said Robert D. Cunningham died on June 25, 2010, leaving Betty B. Cunningham as surviving tenant by the entirety.

This conveyance is made subject to the matters set forth below:

1. State, County and City taxes and assessments for 2025 and subsequent years, a lien, not yet due and payable, which have been prorated between the parties and assumed by Grantees.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. 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 record.
4. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE 2, POPLAR CREEK ESTATES, as recorded in Plat Book 6900, Page(s) 339-347 as amended in Book 7617, Page 443, Plat Book 7900, Pages 888 and 889, and Instrument No. 20020529-0064725, Register's Office of Davidson County, Tennessee.
5. Declaration of Covenants, Conditions and Restrictions recorded in Book 6662, Page 433, as amended in Book 6987, Page 966, Book 7270, Page 648 and Book 7964, Page 33, Register's Office of Davidson County, Tennessee.
6. Declaration of Covenants, Conditions and Restrictions recorded in Book 9472, Page 824, Register's Office of Davidson County, Tennessee.
7. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 6474, Page 346, as amended in Book 6486, Page 587, Register's Office of Davidson County, Tennessee.
8. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 6804, Page 536, Register's Office of Davidson County, Tennessee.
9. Storm Water Detention Agreement as set forth in instrument recorded in Book 7099, Page 299, Register's Office of Davidson County, Tennessee.
10. Charter for Poplar Creek Estates Homeowners' Association recorded as Book 7120, Page 125, Register's Office of Davidson County, Tennessee.
11. Common Open Space Deed recorded as Instrument No. 20000508-0046144, Register's Office of Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, George Mudter, 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 March 27, 2025 (date of document).

Affiant Signature

3-28-2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28th day of March 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-2027

NOTARY'S SEAL

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027