Prepared by and return to
PATTERSON BRAY PLLC
8001 Centerview Parkway, Ste 103
Memphis, Tennessee 38018
(901) 372-5003

Parcel ID: 116 15 0 063.00

WARRANTY DEED

Property Address & New Owner
TONYA L. CUMBEE, Trustee of the
TONYA L. CUMBEE REVOCABLE
LIVING TRUST
417 Lynnwood Blvd.
Nashville, TN 37205

Mail Tax Statement to
Tonya L. Cumbee
417 Lynnwood Blvd.
Nashville, TN 37205

The GRANTOR, **TONYA L. CUMBEE,** for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, does hereby bargain, sell, convey, and confirm the below-described property to:

TONYA L. CUMBEE, Trustee of the
TONYA L. CUMBEE REVOCABLE LIVING TRUST,
dated March 18, 2025

Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

Land in Davidson County, TN, being the southerly 115 feet of Lot No. 49 on the Re-Subdivision of Lot No. 49 of Royal Oaks Land Company's Plan of record in Book 3500, Page 106, Register's Office for said County.

Said part of said Lot fronts 115 feet on the westerly side of Lynnwood Boulevard and extends back between lines, measuring 291 feet, more or less on the northerly line and 295 feet on the southerly line, to a dead line in the rear measuring 115 feet thereon.

Being the same property conveyed to TONYA L. CUMBEE, an unmarried woman, by Warranty Deed of record at Instrument No. 20020110-0003777 in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters appearing on the Plan of record in Plat Book 3500, page 106; Sanitary Sewer Easement of record in Book 5787, page 192; all of record in the Register's Office for Davidson County, Tennessee.

Karen Johnson
Batch # 1253917
03/31/2025 08 56 11 AM
Fees $17 00 Taxes $0 00
Davidson County
DEEDWARR
3 pgs
20250331-0023741

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Trustee or any Successor Trustees and assigns in fee simple forever.

The Grantor does hereby covenant with said Trustee or any Successor Trustees that she is lawfully seized in fee of the aforedescribed real estate; that she has a good right to sell and convey the same; and that she warrants and will forever defend against the lawful claims of all persons the title and quiet possession thereto.

SAID TRUSTEE OR ANY SUCCESSOR TRUSTEES TO HAVE the full power to sell, mortgage, rent, lease and convey, without the purchaser, lender, mortgagee, or tenant being required to see to the distribution and application of any proceeds of sale, loan or rent.

No abstract or survey was furnished for preparation of this instrument.

The preparer of this deed makes no representation as to the status of title to the property described hereto. This deed has been prepared solely from information furnished to the preparer, who makes no representation whatsoever other than it has been accurately transcribed from the information provided.

IN TESTIMONY WHEREOF, this instrument has been executed this this 18th day of March, 2025, by the undersigned.

TONYA L. CUMBEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared **TONYA L. CUMBEE,** to me known to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as a free act and deed.

WITNESS my hand and Notarial Seal at office this 18th day of March, 2025.

NOTARY PUBLIC

LARRY R. BRAY
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 2-14-2028

My Commission Expires: _____

THIS TRANSFER IS EXEMPT FROM THE PAYMENT OF ANY TRANSFER TAX AS PROVIDED IN TENN. CODE ANN. § 67-4-409(a)(1)(C)(vi).

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is Ten Dollars ($10.00).

_____
AFFIANT

Subscribed and sworn to before me this this 18th day of March, 2025.

_____
NOTARY PUBLIC



My Commission Expires: _____