398

Karen Johnson
Batch # 1254241
03/31/2025 03:04:27 PM
Fees: $13.00 Taxes: $5,735.00

Davidson County
DEEDWARR
2 pgs

20250331-0024249

PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Margaret H. Taylor

Ivey Title, LLC Ref: (DL) Title No.: 63972
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Bruce Anthony Cunningham Carol Kelly Graham Cunningham 117 Prospect Hill Nashvile, TN 37205	New Owner

TAX MAP PARCEL NUMBERS: 116080F11700CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,550,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Thomas P. Bennett and Paula S. Bennett, husband and wife,** hereinafter called the **Grantor,** have bargained and sold, and by these presents do hereby transfer and convey unto **Bruce Anthony Cunningham and Carol Kelly Graham Cunningham,** husband and wife, hereinafter called the **Grantee,** Grantee's 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. 117 on the Plan of Revised Sugartree, Phase 3, of record in Plat Book 5050, pages 67-71, as amended in Book 5121, page 89, Book 5162, page 632, Book 5169, page 426, Book 5186, page 958, Book 5191, page 412, Book 5222, page 468, and Book 5238, page 93, 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 Thomas P. Bennett and Paula S. Bennett by Warranty Deed from Charles E Wells and spouse, Ann H. Wells, dated May 18, 2005 and recorded on May 20, 2005, of record in Inst. No. 20050520-0057283, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2025, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5050, pages 67-71, as amended in Book 5121, page 89, Book 5162, page 632, Book 5169, page 426, Book 5186, page 958, Book 5191, page 412, Book 5222, page 468, and Book 5238, page 93, and Book 8447, page 198, said Register's Office, which Plan shows minimum building setback lines and easements, to which Plan reference is made for a more complete description; The Declaration of Covenants, Conditions and Restrictions of record in Book 4857, page 157, Book 4911, page 356, Book 4996, page 126, Book 5003, page 688, Book 5087, page 220, Book 5152, page 401, Book 5514, page 138, Book 5691, page 61, Book 11758, page 466, Inst. No. 20170522-0050870, Inst. No. 20210430-00058356, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; Charter of Sugartree Homeowners Association, Inc., of record in Book 5683,page 670, said Register's Office.

This is improved property, known as 117 Prospect Hill, Nashville, TN 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28th day of March, 2025.

Thomas P. Bennett **Paula S. Bennett**

State of Tennessee

County of Davidson

On this 28th day of March, 2025, before me the undersigned authority, personally appeared Thomas P. Bennett and Paula S. Bennett, to me known (or proved to me on the basis of satisfactory evidence) to be the person (s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $1,550,000.00.

Affiant

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

Notary

My Commission Expires: 7/6/26

LYDIA H WEAVER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY