Karen Johnson Davidson County
Batch# 1291455 DEEDWARR
06/27/2025 03:22:30 PM 3 pgs
Fees: $18.00 Taxes: $3,404.00
20250627-0050980

Return to:
Magnolia Title
1104 Fatherland Street
Nashville, TN 37206

WARRANTY DEED

(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $920,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF June, 2025.

Notary Public
MY COMMISSION EXPIRES:

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

File #25-PA-0513-COMP

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Scott Dater and Jennifer Dater, Co-Trustees of The Dater Family Trust dated May 17, 2017	**New Owner**	
(NAME) **513 Dillard Court**	(NAME) **513 Dillard Court**	**160 03 0 141.00**
(ADDRESS) **Nashville, TN 37220**	(ADDRESS) **Nashville, TN 37220**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

ROBERT BRYAN CUNNINGHAM, A MARRIED PERSON,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

SCOTT DATER AND JENNIFER DATER, CO-TRUSTEES OF THE DATER FAMILY TRUST DATED MAY 17, 2017,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 33 on the Plan of Brentview Hills, Section 7 of record in Plat Book 4175, Page 89, amended in Book 4785, Page 389, and Book 5670, Page 398, 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 Robert Bryan Cunningham, an unmarried person, by Warranty Deed from Michael F. Calahan and wife, Dianne M. Calahan, of record in Instrument No. 20140502-0037311, in the Register's Office of Davidson County, Tennessee, dated April 30, 2014, and recorded on May 02, 2014.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Plat of BRENTVIEW HILLS, SECTION 7, as recorded in Plat Book 4175, Page(s) 89.
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4404, Page 813; as being amended in Book 4785, Page 389 and Book 5670 Page 398.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: 513 Dillard Court, Nashville, TN 37220.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 26 day of June, 2025.

Robert Bryan Cunningham

Amanda Cunningham

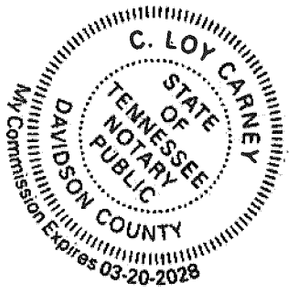
***AMANDA CUNNINGHAM**, spouse of **ROBERT BRYAN CUNNINGHAM**, joins in the execution of this instrument for the purpose of conveying any and all marital interest **AMANDA CUNNINGHAM** may have in the above-described real property.*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26 day of June, 2025, before me personally appeared Robert Bryan Cunningham, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 26 day of June, 2025.

Notary Signature
My commission expires:

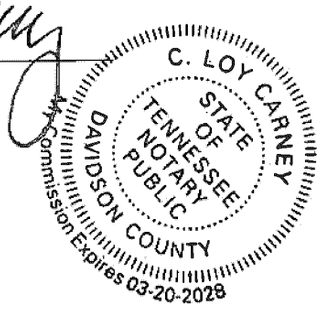


STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26 day of June, 2025, before me personally appeared Amanda Cunningham, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 26 day of June, 2025.

Notary Signature
My commission expires:



Certificate of Authenticity

I, Pam Autry, 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 **June 26, 2025**.

Date

Affiant Signature

June 26, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **26th** day of **June**, 20 **25**.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

My Commission Expires: 05/08/2029

Date

Notary's Seal (if on paper)