WARRANTY DEED

BOX 10-A

Karen Johnson
Batch # 1295363
07/09/2025 10 00 02 AM
Fees $18 00 Taxes $2,919 30

Davidson County
DEEDWARR
3 pgs

20250709-0053885

KAREN D. MONTGOMERY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 10/4/27

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $789,000 00

Arthur Jack Cunningham III
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 2nd DAY OF July 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Arthur Jack Cunningham III and Kari Elaine Edick Cunningham	FirstBank ISAOA/ATIMA	
(NAME) 524 Hearthstone Cir	(NAME) 722 Columbia Ave	16011002000
(ADDRESS) Brentwood TN 37027	(ADDRESS) Franklin TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **HAROLD ARTHUR ETHRIDGE III, A SINGLE MAN AND LISA DANIELLE ATHON, A SINGLE WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORHIP**, HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ARTHUR JACK CUNNINGHAM, III AND KARI ELAINE EDICK CUNNINGHAM, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT

Being Lot No. 136 on the Plan of Hearthstone, Resubdivision of Lot 149, Phase 2 and Lot 136, Phase 5, filed of record at Instrument Number 20010202-0010405, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more detailed description thereof

Being the same property conveyed to Harold Arthur Ethridge, III and Lisa Danielle Athon, as Joint Tenants, with right of survivorship by virtue of that certain Quit Claim Deed dated May 27, 2022, and being of record at Instrument No. 20220531-0062496 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Harold Arthur Ethridge, III, a single man and Lisa Danielle Athon, a single woman by virtue of Warranty Deed dated July 28, 2016 at Instrument No. 20160801-0079250 in the said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded located at The Register of Deed's Office for Davidson County, Tennessee and all other matters of record, including all items set out on any applicable plat of record

unimproved
This is improved x property, known as 524 Hearthstone Cir Brentwood TN 37027
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 2nd day of July, 2025

Harold Arthur Ethridge, III

Harold Arthur Ethridge III

Lisa Danielle Athon

Lisa Danielle Athon

STATE OF Tennessee
COUNTY OF Rutherford

Appeared via audio/video communication before me, the undersigned authority, a Notary Public for said county and State, **Harold Arthur Ethridge III and Lisa Danielle Athon**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

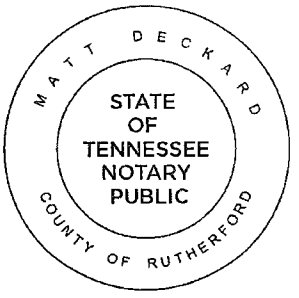
WITNESS my hand and official seal at office this 2nd day of July, 2025

Matt Deckard

Notary Public

Notarized online using audio-video communication

My Commission Expires: 05/16/2027



Online Notary Public
My Commission Expires
May 16, 2027

Certificate of Authenticity

I, M. L. Schodorsk, 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 7/7/2025.

Date

M. L. Schodorsk

Affiant Signature

7/1/2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 7th day of July, 2025.

Michelle Osborne

Notary's Signature

My Commission Expires: 3/5/2025

Date

Notary's Seal (if on paper)

MICHELLE OSBORNE
STATE OF TENNESSEE NOTARY PUBLIC
MACON COUNTY
My Commission Expires 3/5/2029