WARRANTY DEED

Karen Johnson Davidson County
Batch # 1305898 DEEDWARR
08/04/2025 02 54 25 PM 2 pgs
Fees $13 00 Taxes $2,035 00

20250804-0061690

T-FSBO-25-909

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF JULY, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

PAUL HINMAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Manley Lafayette Cummins, IV	**Mortgage Investors Group**	
(NAME)	(NAME)	**082 16 0 287 00**
909 Boscobel Street	**8320 East Walker Springs Lane**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**Knoxville, TN 37923**	
(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, **PAUL MORINI, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MANLEY LAFAYETTE CUMMINS, IV, AN UNMARRIED MAN,** 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·

Land in Davidson County, Tennessee, in the 18th Ward of the City of Nashville, being a part of the Totten Property, a plan of which is of record in Plat Book 57, Page 22, in the Register's Office for Davidson County, Tennessee and part of the Barrow Property, a plan of which is of record in Plan Book 1, page 13, Chancery Court at Nashville, and described according to a survey made by Hal R Swann, Jr., Surveyor, dated July 17, 1970, as follows

Beginning at a point in the northerly margin of Boscobel Street, 255 feet east of the westerly margin of South 9th Street; thence North 24 degrees 52' West 190 (erroneously cited in previous deeds) feet to a point in the southerly margin of a 10-foot alley, thence with the same, North 64 degrees 50' East 50 feet; thence South 24 degrees 52' East 190 feet to a point in the northerly margin of Boscobel Street; thence with the same, South 64 degrees 50' West 50 (erroneously missing from previous deeds) feet to the point of beginning

Being the same property conveyed to Paul Morini, an unmarried man by Warranty Deed from Eric Rajotte, unmarried of record in Instrument No 20180925-0095083 Register's Office for Davidson County, Tennessee, dated September 21, 2018 and recorded on September 25, 2018

This conveyance is subject to
- Taxes for the year 2025, a lien not yet due and payable
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 22, Register's Office for Davidson County, Tennessee and Book 1, Page 13, Chancery Court at Nashville
- No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, highways, or alleys
- Acreage content of the subject property is not hereby insured Reference to acreage is left in the description merely for convenience in identifying the tract
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **909 Boscobel Street, Nashville, Tennessee 37206**

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 31st DAY OF JULY, 2025.

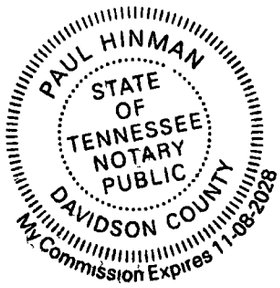
Paul Morini

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL MORINI, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 31st of July, 2025

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212