WARRANTY DEED



DM-PP-25-2621

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF SEPTEMBER, 2025

Notary Public

MY COMMISSION EXPIRES 11-3-25

(AFFIX SEAL)

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)
Pilot Properties, LLC	**New Owner**	
(NAME) **204 Point East Dr.**	(NAME)	**081-10-0-061.00**
(ADDRESS) **Nashville, TN 37216**	(ADDRESS)	
(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, **KAREN DENISE CUMMINS-MARKS, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PILOT PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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, being Lot No 10 on the Plan of Section One, Normal Heights, of record in Plat Book 2331, Page 21, 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 Norsell Cummins and wife, Vera L Cummins, by Warranty Deed from Richland Development Company, of record in Book 2451, Page 3, Register's Office for Davidson County, Tennessee, dated September 27, 1955, and recorded on September 27, 1955

Being the same property divested from Norsell Cummins and vested in Vera L Cummins by Final Decree recorded on December 26, 1973, of record in Book 4775, Page 482, Register's Office for Davidson County, Tennessee

The said Vera L Cummins having died on or about September 3, 2019, her interest in the subject property vested in Kevin Douglas Cummins, a life estate, and Karen Cummins-Marks a/k/a Karen Cummins as remainderman, as devisees under her duly probated last will and testament The Estate of Vera Cummins being administered under Case No 20P300, in the Seventh Circuit Court for Davidson County, Tennessee

Further, being the same property conveyed to Kevin Douglas Cummins, a life estate, and Karen Cummins-Marks a/k/a Karen Cummins, by Executrix's Deed from Karen Cummins-Marks a/k/a Karen Cummins, Executrix, of record in Instrument No 20200521-0052771, Register's Office for Davidson County, Tennessee, dated May 19, 2020, and recorded on May 21, 2020

The said Kevin Douglas Cummins having died on or about October 19, 2020, thereby extinguishing said life estate and vesting title in surviving remainderman Karen Denise Cummins

This being investment property only, having never been the personal residence of the grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T C A 260-2307 or other similar statute therein

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 2331, Page 21, Register's Office for Davidson County, Tennessee
- Restrictions of record in Book 2337, Page 497, in the Register's Office for Davidson County, Tennessee
- Subject to easements or rights associated with any railroad adjoining the property, including any right to expand the right-of-way to the full extent of any charter or as set out in T C A 65-6-109 or similar statute

Karen Johnson Davidson County
Batch # 1328479 **DEEDWARR**
09/30/2025 03 25 39 PM 2 pgs
Fees $13 00 Taxes $629 00

20250930-0077835

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **2621 Delk Avenue, Nashville, Tennessee 37208**

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 24th DAY OF SEPTEMBER, 2025

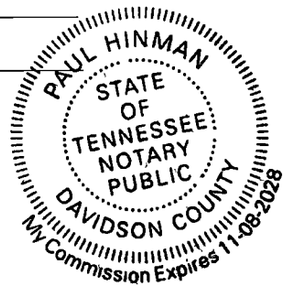
Karen Denise Cummins Marks
Karen Denise Cummins-Marks

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KAREN DENISE CUMMINS-MARKS, 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 24th of September, 2025

_____
Notary Public
My Commission Expires _____
(SEAL)



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