Karen Johnson Davidson County
Batch# 1331145 DEEDWARR
10/07/2025 11:24:30 AM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20251007-0079972

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $390,000.00

Jennifer Russell
Affiant

Subscribed and sworn to before me, this 31st day of October, 2025.

L Hahn
Notary Public
My commission expires: –

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-05-2029

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Hubert Cunningham **Karen W Cunningham**		**07408023600**
6141 Parkhaven Blvd	New Owners	
Hermitage, TN 37076		

FOR AND IN 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 ACKNOWLEDGE, WE,

Anthony R Fragale, married and Gretchen Alyssa Brown, married and Brandon Proctor, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Hubert Cunningham and Karen W Cunningham, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 990, Plan of Section Ten & a Resubdivision of a Portion of Hermitage Hills, Section 7, of record in Book 3300, Page 63 & Book 3600, Page 50, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Anthony R Fragale, a married man, Gretchen Alyssa Brown, a married woman, and Brandon Proctor, a married man, by Warranty Deed from Reed Richard Williams and wife, Kathryn Kim Williams, dated May 12, 2022, of record in Instrument No. 20220519-0058035, in the Register's Office for Davidson County, Tennessee. Grantors herein make oath that subject property was neither his/her principal residence, nor the principal residence of his spouse and/or dependents.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 150 Jacksonian Dr, Hermitage, TN 37076.

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 in 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.

_____ Date: 10/3/25
Anthony R Fragale

_____ Date: 10/3/25
Gretchen Alyssa Brown

_____ Date: 10/3/25
Brandon Proctor

STATE OF TN

COUNTY OF Williamson

Personally appeared before me, a Notary Public of said County and State, Anthony R Fragale, Gretchen Alyssa Brown, and Brandon Proctor, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of October, 2025.

_____
NOTARY PUBLIC

My Commission Expires: _____

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-05-2029

Certificate of Authenticity

I, Linzie Hahn, 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 10/3/25.

Date

LHahn

Affiant Signature

10/3/25

Date

State of TN

County of Sumner

Sworn to and subscribed before me this 3rd day of October, 2025.

Jennifer Russell

Notary's Signature

My Commission Expires: 01/30/2029

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary's Seal (if on paper)