This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South
Suite #102
Nashville, TN 37212
File Number: 4-7351-AJ

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Karen Johnson Davidson County
Batch# 1334653 DEEDWARR
10/15/2025 03:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,702.00
20251015-0082214

The actual consideration or value, whichever is greater, for this transfer is $460,000.00.

Affiant

Subscribed and sworn to before me, this the 15th day of October, 2025.

Notary Public
My Commission Expires: _____

ALICIA JOHNSON
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 11-21-2027

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Courtney Evelyn Cunningham 2119 Lakeshore Drive Old Hickory, TN 37138	New Owner	053 08 0A 005.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Michael A. Hall, an unmarried man** (individually and/or collectively, "Grantor"), transfer and convey unto **Courtney Evelyn Cunningham, a single woman** (individually and collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Located in Davidson County, Tennessee, being Unit No. 2119, on the plan of Condominium Plat, PHASE ONE, LAKESHORE POINTE CONDOMINIUMS, as shown on plat of record in Plan Book 9700, Page 704, Register's Office for Davidson County and further established by Master Deed of record in Book 11053, Page 690 and as Amended in Instrument No. 20121005-0091619, said Registers Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Michael A. Hall, an unmarried man, by Warranty Deed from Sean P. Clemson, an unmarried man, of record in Instrument No. 20231117-0089963, in the Register's Office of Davidson County, Tennessee, dated November 06, 2023 and recorded on November 17, 2023.

This is improved property located at: **2119 Lakeshore Drive, Old Hickory, TN 37138.**

This conveyance is made subject to 1) property taxes for the year **2025**, and thereafter, a lien not yet due and payable; the 2025 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying the prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and we do covenant with the said Grantee that I/we are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/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, inclusive of heirs and assigns, against the lawful claims of all persons

whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of October, 2025.

GRANTOR:

Michael A. Hall
Signed with Stavvy

Michael A. Hall

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned, an electronic notary, of the State and County aforesaid, appeared via audio and video communication Michael A. Hall, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she is the within named grantor, and that he/she electronically executed the foregoing instrument for the purposes therein contained

WITNESS my hand and seal at office this 14th day of October, 2025.

Michael Ferrence
Signed with Stavvy

Notary Public
My Commission expires: 5/ 9/2026

MICHAEL FERRENCE
State Of Tennessee Notary Public
County of Davidson
My Commission Expires May 9, 2026

Online Notary Public - Notarized remotely via audio/video communication using Stavvy

Tennessee Certification of Electronic Document

I, Emma Howard, 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 10-15-2025 (date of document).

Emma Howard
Affiant Signature

10-15-2025
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 15 day of October, 2025.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Kellie L Parsons
Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL