Karen Johnson Davidson County
Batch# 1337189 DEEDWARR
10/22/2025 12:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,739.00
20251022-0084163

This Instrument Prepared by and Return to:
**Bell & Alexander Title Services, Inc.**
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $470,000.00.

Affiant

Subscribed and sworn before me this the 20th day of October, 2025.

Notary Public
My commission expires: 9-6-26

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

# WARRANTY DEED

| Address of New Owner: | Send Tax Bill to: | Tax Information: |
|---|---|---|
| Adam Cushing<br>Kendall Cushing<br>7104 Commonwealth Cir.<br>Nashville, TN 37221 | Rocket Mortgage, LLC.<br>1050 Woodward Avenue<br>Detroit, MI 48226 | 126-15-0B 145.00 |

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JOHN C. ELROD AND JENNA E. ELROD, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to KENDALL CUSHING AND ADAM CUSHING, MARRIED TO EACH OTHER, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 145 on the plan of Lexington Point Subdivision, Section One, as of record in Instrument No. 20000830-0085624, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to John C. Elrod and Jenna E. Elrod, husband and wife, by Quitclaim Deed from John Caleb Elrod and Jenna Elaine Elrod, Trustees of the John Caleb Elrod and Jenna Elaine Elrod Living Trust dated November 15, 2022, and any amendments thereto, said deed dated 06/09/2025 and recorded 06/10/2025 in Instrument No. 20250610-0045380, in the Register's Office of Davidson County, Tennessee.

Also being the same property previously conveyed to John Caleb Elrod and Jenna Elaine Elrod, Trustees of the John Caleb Elrod and Jenna Elaine Elrod Living Trust dated November 15, 2022, and any amendments thereto, by Quitclaim Deed from John C. Elrod and Jenna E. Elrod, husband and wife, dated 11/15/2022 and recorded 01/24/2025 in Instrument No. 20250124-0005618, in the Register's Office of Davidson County, Tennessee.

Also being the same property previously conveyed to John C. Elrod and Jenna E. Elrod, husband and wife, by Warranty Deed from Robert Foriest and wife, Aimee E. Foriest, dated 03/29/2018 and recorded 04/02/2018 in Instrument No. 20180402-0030168, in the Register's Office of Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 7104 Commonwealth Cir., Nashville, TN 37221.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 20 day of October, 2025.

John C. Elrod

Jenna E. Elrod

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, John C. Elrod and Jenna E. Elrod, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 20 day of October, 2025.

My commission expires: 3.20.28

Notary Public

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**Tennessee Certification of Electronic Document**

I, Benjamin Seamon, 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 10-20-25 (date of document).

Affiant Signature

10-22-25
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 22 day of October, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

