Karen Johnson Davidson County
Batch# 1343062 DEEDWARR
11/07/2025 03:13:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251107-0089055

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00.

Angela Cunningham
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF NOVEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

JAKE STONER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXPIRES MARCH 11, 2026

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Road, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Angela Cunningham	New owner	181 01 0A 138.00
(NAME)	(NAME)	
6748 Sugar Hill Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William Mason Croft, Co-Trustee of the Sarah N. Williams Revocable Trust dated October 28, 2022**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Angela Cunningham, a widow**, hereinafter called the Grantee, her 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. 192 on the Plan of Sugar Valley, Section Four, of record in Plat Book 9700, page 374, and amended in instrument Number 200005230051444, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to Kenneth Howard and wife, Sarah N. Williams from Lifestyle Homes, a Tennessee General Partnership by Warranty Deed dated August 24, 2001 and recorded on August 30, 2001 in Instrument No. 20010830-0094483, Register's Office for Davidson County, Tennessee. The said Kenneth Howard Williams having died on September 29, 2003 leaving Sarah N. Williams as the surviving tenant by entirety.

Further being the same property conveyed to Sarah N. Williams, Trustee of the Sarah N. Williams Revocable Trust Dated October 28, 2022 from Sarah N. Williams by Warranty Deed dated October 28, 2022 and recorded on November 30, 2022 in Instrument No. 20221130-0125469, Register's Office for Davidson County, Tennessee. The said Sarah N. Williams, Trustee having appointed William Mason Croft as Co-Trustee by Appointment of Co-Trustee and Authorization for Co-Trustee to Act Independently.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property, known as 6748 Sugar Hill Dr., Nashville, TN 37211

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, her heirs and assigns forever; and he does covenant with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and he does further covenant and bind himself, his successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, her 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 5th day of November, 2025.

The Sarah N. Williams Revocable Trust dated October 28, 2022

BY: William Mason Croft, Co-Trustee

William Mason Croft, Co-Trustee

STATE OF TENNESSEE
COUNTY OF SUMNER

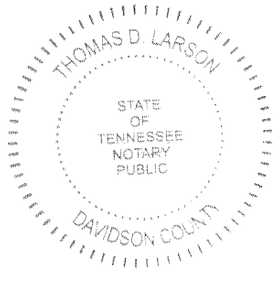
Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, the within-named William Mason Croft, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Co-Trustee of the Sarah N. Williams Revocable Trust dated October 28, 2022, the within named bargainor, and that he as such Co-Trustee being authorized so to do, execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal of office, this 5th day of November, 2025.

Notary Public

My Commission Expires: March 6, 2029

(SEAL)



True Copy Certification

I, **Tammy Carney,** 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 this the 5th day of November, 2025.

Affiant Signature
Date 11.6.25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 6th day of November, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

JAKE STONER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXPIRES MARCH 11, 2026

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