Karen Johnson Davidson County
Batch# 1353583 DEEDWARR
12/04/2025 07:39:30 AM 3 pgs
Fees: $18.00 Taxes: $4,477.00
20251204-0096155

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,210,000.00.

Stephanie Woodall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF DECEMBER, 2025.

Melissa Jansen
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

MELISSA JANSEN NOTARY PUBLIC STATE OF TENNESSEE ROBERTSON COUNTY

Y-AA-25-6313

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)
Katherine Jacques Fabling and Justin John Fabling	**Same as New Owner's**	
(NAME) **6313 Chickering Circle**	(NAME)	**157-00-0-040.00**
(ADDRESS) **Nashville, TN 37215**	(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, **CLINTON L. CUMMINGS AND WIFE, GWENDOLYN D. CUMMINGS,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KATHERINE JACQUES FABLING AND JUSTIN JOHN FABLING, WIFE AND HUSBAND,** 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. 19 on the Plan of Iroquois Meadows of record in Plat Book 5050, Page 86, and amended in Book 5234, Page 670, in the Register's Office for Said County.

Said Lot No. 19 fronts 190.0 feet on the Westerly margin of Chickering Circle and extends back 213.36 feet on the Northerly line and 211.94 feet on the Southerly line to a dead line in the rear, measuring 190.0 feet thereon.

Being the same property conveyed to Clinton L. Cummings and wife, Gwendolyn D. Cummings by Warranty Deed from Robert C. Henningsen and wife, Martha Lynn Henningsen of record in Book 6461, Page 961, Register's Office for Davidson County, Tennessee, dated October 10, 1984 and recorded on December 31, 1984 and Warranty Deed Rerecorded in Book 6468, Page 51, recorded on January 04, 1985.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 5050, Page 86 and Amended in Book 5234, Page 670, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 5196, Page 265, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6313 Chickering Circle, Nashville, Tennessee 37215**.

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 2nd DAY OF DECEMBER, 2025.

Clinton L. Cummings

Gwendolyn D. Cummings

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CLINTON L. CUMMINGS, 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 2nd of December, 2025.

Notary Public
My Commission Expires: _____
(SEAL)

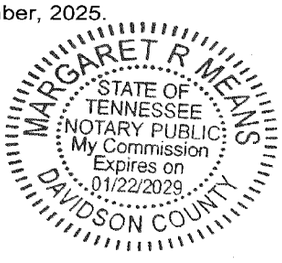


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GWENDOLYN D. CUMMINGS, 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 2nd of December, 2025.

Notary Public
My Commission Expires: _____
(SEAL)



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

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Stephanie Woodall, 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 12/02/2025 (date of document).

Stephanie Woodall
Affiant Signature

Date 12/02/2025

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 2nd day of December, 2025.

Notary's Signature

My Commission Expires: 