Karen Johnson Davidson County
Batch# 1405875 DEEDWARR
04/15/2026 12:41:30 PM 3 pgs
Fees: $18.00 Taxes: $490.25
20260415-0030847

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $132,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE THIS THE 10th day of April, 2026.

NOTARY PUBLIC

My commission expires:

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires May 31, 2026
WILSON COUNTY

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
Celia Stewart Rouse, Attorney-at-Law
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS
Vicki Cunningham and Harold Cunningham	SAME AS NEW OWNER	064-15-0A-071.00-CO
(NAME)	(NAME)	
756 Sweetwater Circle		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Barbara Mann-Palmer, Administrator of the Estate of Louise Marie Mann,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Vicki Cunningham and Harold Cunningham, wife and husband**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of Section Two, Plantation Walk of record in Plat Book 8250, Page 574, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Louise M. Mann, unmarried by Warranty Deed from Andrew F. De La Paz and wife, Susan C. De La Paz of record in Book 11103, Page 160, Register's Office for Davidson County, Tennessee, dated August 28, 1998 and recorded on September 8, 1998.

Louise M. Mann having since died on or about December 24, 2022. Per Case No. 23P713 in the Circuit Court of Davidson County, Tennessee (Probate Division), Barbara Mann-Palmer is appointed Administrator of the Estate of Louise Marie Mann.

This property is __unimproved _X_improved property known as: 756 Sweetwater Circle, Old Hickory, TN 37138.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown

of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 10th day of April, 2026.

Estate of Louise Marie Mann

BY: _____, Administrator
Barbara Mann-Palmer, Administrator

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Barbara Mann-Palmer with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged herself as Administrator of the Estate of Louise Marie Mann, and in her capacity as such TrustAdministratoree, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th day of April, 2026.

_____
Notary Public
My Commission Expires: 5/14/2029

TAYLOR JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, Celia Stewart Rouse, 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 4/10/26.

Celia Stewart Rouse

Affiant Signature

4/10/26

Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 10th **day of** April, 2026.

Notary's Signature
My Commission Expires:

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires May 31, 2026
WILSON COUNTY