Karen Johnson Davidson County
Batch# 1406214 DEEDWARR
04/16/2026 01:02:30 PM 3 pgs
Fees: $18.00 Taxes: $308.95
20260416-0031301

WARRANTY DEED

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $83,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 9 DAY OF APRIL, 2026.

Notary Public

MY COMMISSION EXPIRES: 9/7/2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Zeno VanTonio Dupree, III	NEW OWNER	
(NAME) 3965 Drakes Branch Rd.	(NAME)	069-00-0-024.04
(ADDRESS) Nashville, TN 37218	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Charles M. Cummings, Sr. and Judy D. Cummings, a married couple**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Zeno VanTonio Dupree, III,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A tract of land in the 13" Civil District of Davidson County, Tennessee, being known as Tract 2 of the T.P. Mims Land on Drakes Branch Road and being described as follows:

Beginning at an iron pin on the North margin of Drakes Branch Road, a 50 foot road at a point North 65° 45' East a distance of 86.5 feet from the Southeast corner of Lot No, 18 in Enchanted Hills, as of record in Book 3300, Page 96, in Register's Office for Davidson County, Tennessee; thence North 24° 15' West a distance of 225 feet to an iron pin; thence North 65° 45' East a distance of 96 feet to an iron pin; thence South 24° 15' East a distance of 225 feet to an iron pin on the North margin of Drakes Branch Road; thence with the said North margin, South 65° 45' West a distance of 96 feet to the point of beginning and containing 0.50 acres, more or less.

Being the same property conveyed to Charles M. Cummings, Sr. and Judy D. Cummings, a married couple by Deed dated March 4, 2004 from Freeman Harris, a single man, recorded March 15, 2004, in Instrument Number 20040315-0028999, in the Official Records of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Official Records of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 3969 Drakes Branch Road, Nashville, TN 37218

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 and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 9th day of April, 2026.

Charles M. Cummings, Sr.

Judy D. Cummings

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of April, 2026, before me personally appeared Charles M. Cummings, Sr. and Judy D. Cummings, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 9th day of April, 2026.

Notary Signature
My commission expires: 11-21-2027

CHERYL M RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Certificate of Authenticity

I, Holly A Mason, 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 4/9/26

Affiant Signature

4/14/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 14th day of April, 2026

Notary's Signature

(Notary Seal)

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON