Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

STATE OF TENNESSEE
COUNTY OF Davidson

2020-403

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $839,900.00.

KCS
(Affiant)

Sworn to and subscribed before me this 13 day of July, 2020.

Ashley Schad
Notary Public

My commission expires:

Karen Johnson Davidson County
Batch# 441594 DEEDWARR
07/21/2020 11:29:07 AM 2 pgs
Fees: $13.00 Taxes: $3,107.63

20200721-0079991

THIS INSTRUMENT WAS PREPARED BY
Quin Evans Segall, Esq.
City House Title LLC
414 Bridge Street
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Dan Tulloh and Emily Tulloh (NAME)	(NAME) New Owner	**129-10-0-060.00**
6652 Clearbrook Drive (ADDRESS)	(ADDRESS)	
Nashville, TN 37205 (City) (State) (Zip)	(City) (State) (Zip)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Karen Speyer, an unmarried woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Dan Tulloh and Emily Tulloh, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee being Lot No. 29 on the Plan of West Meade Park Inc., Section 1, as of record in Plat Book 2900, Page 103 and 104, said Register's Office, to which plan reference is hereby made for a complete description of the property.

Being all the same property conveyed to Karen Speyer by deed from Lynne Tyndall Executrix of the estate of Ethel Rosella Lunn of record in Instrument No. 20180807-0077824, said Register's Office.

This is improved property known as 6652 Clearbrook Drive, Nashville, TN 37205

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 13th day of July, 2020.

_____(SEAL)
Karen Speyer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 13th day of July, 2020, before me personally appeared Karen Speyer, 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 13th day of July, 2020.

_____
Notary Signature
My commission expires: 5/2/22

DEE RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 02, 2022