Karen Johnson Davidson County
Batch# 481117 DEEDWARR
09/22/2020 03:35:30 PM 3 pgs
Fees: $18.00 Taxes: $777.00
20200922-0108811

WARRANTY DEED

STATE OF
COUNTY OF

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS ____ DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 8-22-22

(AFFIX SEAL)

Lynda Marvel State of Tennessee Notary Public Rutherford County

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

ADDRESS NEW OWNER(S) AS FOLLOWS: Steven J Pulk	SEND TAX BILLS TO: Steven J. Pulk	MAP-PARCEL NUMBERS
249 Morton Ave. (NAME)	249 Morton Ave. (NAME)	11914012200
Nashville, TN 37211 (ADDRESS)	Nashville, TN 37211 (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, WE, **Sandra K Stinson, unmarried, and William Robert Redd Jr, unmarried** , HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Steven J Pulk, unmarried ,** 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:

Land in Davidson County, Tennessee, being Lot No. 55 on the Plan of Tuggle Heights, as of record in Book 1130, Page 90, Register's Office for said County.

Said Lot No. 55 fronts 64 feet on the westerly side of Wingate Avenue and runs back 151.9 feet on the southerly line and 144.5 feet on the northerly line to a dead line, measuring 65 feet theron.

Being the same property conveyed to 1/2 undivided interest to Sandra Kay Stinson and 1/2 undivided interest to William Robert Redd, Jr. with retention of life estate to Ruby M. Redd, by virtue of that certain Quit Claim Deed dated July 15, 2013, and being of record at Instrument No. 20130716-0073486 in the Register's Office of Davidson County, Tennessee. Ruby M. Redd have died on/or about August 6, 2013.

Being the same property previously conveyed to William R. Redd and wife, Ruby M. Redd by virtue of Warranty Deed dated July 13, 1959 at Book 2925, Page 383 in the said Register's Office. William R. Redd having since died on or about April 10, 1999, leaving Ruby M. Redd as the surviving tenant by entirety.

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

This is improved x property, known as 2923 Wingate Ave Nashville, TN 37211 (unimproved)
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 22 day of September, 2020.

Sandra K Stinson

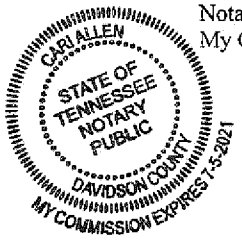
William Robert Redd Jr

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Sandra K Stinson and William Robert Redd Jr**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 22 day of September, 2020.

Notary Public
My Commission Expires: 7-5-21



Certificate of Authenticity

I, Lisa K.R. Wagner, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Lisa K R Wagner

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Lynda Marvel, a notary public for this county and state, LISA K R Wagner who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Lynda Marvel

Notary's Signature

My Commission Expires: 8-22-22

Notary's Seal (If on paper)

Lynda Marvel
State of Tennessee
Notary Public
Rutherford County