Karen Johnson Davidson County
Batch# 515657 DEEDWARR
11/13/2020 08:18:30 AM 3 pgs
Fees: $18.00 Taxes: $502.83
20201113-0133816

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF Tennessee }
COUNTY OF Cheatham }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,900.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 10 DAY OF November, 2020.

NOTARY PUBLIC

My Commission expires: 1-10-2021

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 20100066

Address of New Owner
Darrell Pulley and
Peggy Pulley
1065 Boston Hollow Road
Ashland City, TN 37015

Send Tax Bills To:
Same

Tax Information:
043-09-0-236.00

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Ryan R. Reynolds and wife, Melissa A. Reynolds,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Darrell Pulley and Peggy Pulley, Husband and Wife,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 36 and the easterly 76 feet of Lot No. 35, all Block "B", on the Plan of Woodlawn Estates, of record in Book 843, Page 82, Register's Office for Davidson County, Tennessee.

Said Lot No. 36 and the easterly 76 feet on said Lot No. 35 front together 112.5 feet on the northerly margin of Duling Avenue and extends back along the westerly margin of Bixler Avenue 165.5 feet on the easterly line and 165.5 feet on the westerly line to a dead line in the rear measuring 125 feet thereon.

Being the same property conveyed to Ryan R. Reynolds and wife, Melissa A. Reynolds, by Warranty Deed from Arlin L. McRae, a married man, dated 04/26/2000 and recorded on 05/01/2000 in Instrument No. 20000501-0042431, Register's Office for Davidson County, Tennessee.

This is property generally located:
335 Duling Avenue, Madison, TN 37115

SUBJECT TO THE FOLLOWING:

1. 2020 Taxes have been prorated and have been assumed by and are the responsibility of Grantee. 6
2. Easement, setbacks and all other matters shown on the Plat of record at Book 843, Page 82, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

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) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Ryan R. Reynolds and Melissa A. Reynolds** has/have caused this instrument to be executed, this the 10th day of November, 20 20.

Ryan R. Reynolds by Melissa A. Reynolds, Att

Ryan R. Reynolds
By: Melissa A. Reynolds, Atty-in-fact
Record Book _*____, Page _____, RODCT * 202011130133815

Melissa A Reynolds

Melissa A. Reynolds

STATE OF Louisiana
COUNTY OF Caddo

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Melissa A. Reynolds**, Attorney-in-fact, acting on behalf of **Ryan R. Reynolds**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument in behalf of Ryan R. Reynolds, and who acknowledged that she executed the same as the free act and deed of **Ryan R. Reynolds**.

This the 10th day of November 20 20

My commission Expires: life

DEBRA F. KOCH NOTARY PUBLIC BOSSIER PARISH, LA - ID# 095724

Debra F Koch
NOTARY PUBLIC

STATE OF Louisiana
COUNTY OF Caddo

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Melissa A. Reynolds,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 10th day of November, 20 20.

My commission Expires: _____

DEBRA F. KOCH NOTARY PUBLIC BOSSIER PARISH, LA - ID# 095724

Debra F Koch
NOTARY PUBLIC

True Copy Certification

As required under T.C.A §66-24-101(d) et seq.

I, L. Broner McCoy, 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.

Signature

State of Tennessee

County of Cheatham

Personally appeared before me, Kara J. Krantz, a notary public for this county and state, **L. Broner McCoy**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

This the 12 day of November, 2020.

Notary's Signature

My Commission Expires: 1-10-2021

KARA J. KRANTZ
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY