THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY THORNTON BARRETT OSBORN, PLC
10200 Ramsey Way
Dickson, TN 37055
2020-1904

Karen Johnson Davidson County
Batch# 526538 DEEDWARR
12/08/2020 11:13:58 AM 3 pgs
Fees: $18.00 Taxes: $2,701.00
20201208-0142384

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SEVEN HUNDRED THIRTY THOUSAND AND 00/100 DOLLARS ($730,000.00) cash in hand paid, the receipt of which is hereby acknowledged, MCEWEN THORNTON, LLC, a Tennesse limited liability company ("the Grantor") has this day bargained and sold, and by these presents does transfer and convey unto ERIC CULLISON and SUSAN CULLISON, husband and wife, their heirs and assigns ("the Grantees"), a certain tract or parcel of land as follows:

> Lying and being a parcel of land in Davidson County, State of Tennessee, and being Lot No. 270 on the Plan of Tynewood Estates, Section II, of record in Book 2900, Page 90, Register's Office of Davidson County, Tennessee.
>
> Said Lot No. 270 fronts 254.8 feet on the westerly side of Skymont Drive and extends back 398 feet on the southerly line and 463 feet on the northerly line to a dead line in the rear on which it measures 150 feet.
>
> Being the same property conveyed to McEwen Thornton, LLC, a Tennessee limited liability company, by deed from Truist Bank f/k/a Suntrust Bank, Trustee of the Testamentary Trust under the Last Will and Testament of Cecilia Kearny Baird, dated October 23, 2020, and of record in Instrument No. 20201027-0124236, in the Register's Office of Davidson County, Tennessee.
>
> This conveyance is made subject to the following:
>
> 1. Right-of-way of Skymont Drive.
>
> 2. All matters shown on plat of record in Book 2900, Page 90, in the Register's Office of Davidson County, Tennessee.
>
> 3. Restrictions and reservations of record in Book 3069, Page 566, and extended in Book 8092, Page 372, both in Register's Office of Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belong, to the Grantees, and the Grantees' heirs and assigns, forever. And the Grantor

covenant with the Grantees, that the Grantor is lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered, except as otherwise set forth herein. And the Grantor further covenants and binds the Grantor's heirs and assigns, to warrant and forever defend the title to said land to the Grantees' heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 3rd day of December, 2020.

MCEWEN THORNTON, LLC,
a Tennessee Limited Liability Company

By: _____
Dan McEwen, Vice President

STATE OF TENNESSEE
COUNTY OF MAURY

Before me, notary public of the state and county mentioned, personally appeared Dan McEwen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Vice President of MCEWEN THORNTON, LLC, the within named bargainor, a Limited Liability Company, and that such Dan McEwen as such Vice President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Vice President.

WITNESS MY HAND and official seal at office in said County this 3 day of December, 2020.

_____
NOTARY PUBLIC

My commission expires: 12/20/2021

DOROTHY SWANN
NOTARY PUBLIC
MAURY COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $730,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 3rd day of December, 2020.

NOTARY PUBLIC

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

My commission expires:_____

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Map & Parcel No: 131 034.00

ADDRESS OF NEW OWNERS:
ERIC CULLISON and SUSAN CULLISON
1325 Duncanwood Court
Nashville, TN 37204

SEND TAX BILLS TO:
Same