Name and Address of New Owner:
Gary Cullen and Jodi Cullen
1 Hillcrest Court
Burr Ridge, IL 60527

Send Tax Bills To:
Gary Cullen and Jodi Cullen
1 Hillcrest Court
Burr Ridge, IL 60527

Karen Johnson Davidson County
Batch# 578058 DEEDWARR
02/25/2021 08:59:30 AM 4 pgs
Fees: $23.00 Taxes: $2,774.53
20210225-0023551

This Instrument Prepared By:
Devan Spinelli
CLOSED LLC
818 18th Avenue South
Nashville, TN 37203

Map & Parcel No: 094-01-0-060.00

WARRANTY DEED

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, **Mika Hlavin, a single woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Gary Cullen and Jodi Cullen, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Payne, Blackmore and Cummings addition to East Nashville as of record in Book 57, page 70, Register's Office for Davidson County, Tennessee, and part of the southerly half of East Side Avenue now closed by City Ordinance No. 62-279, Dated January 31, 1064.

Said Lot No. 34 and the southerly half of East Side Avenue front together 75 feet on the westerly side of South Twelfth Street and runs back with the center line of East Side Avenue, now closed, 161 feet to an alley.

Being the same property conveyed to Mika Hlavin, a single woman, by Warranty Deed dated July 31, 2018, and recorded August 17, 2018, from GP Michal Company, LLC, of record in Instrument Number 20180817-0081720, Register's Office for Davidson County, Tennessee.

This is improved property also known as 600 South 12th Street, Nashville, TN 37206.

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 16th day of February, 2021.

Mika Hlavin (SEAL)
Mika Hlavin

STATE OF Texas
COUNTY OF Collin

On this 16th day of February, 2021, before me personally appeared Mika Hlavin, 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 16th day of February, 2021.

Notary Signature
My commission expires: 04/09/2024

NOTARY PUBLIC STATE OF TEXAS

THERESA WALKER

ID NUMBER
13243324-0
COMMISSION EXPIRES
APRIL 9, 2024

Notarized online using audio-video communication

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $749,872.00, 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
16th day of February, 2021.

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My commission expires: 03/13/2022
File No. 2021-759

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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.

D. Shayne Adair

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named D. Shayne Adair, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes herein contained.

April D. Wideman, Notary Public
My commission expires: 3/13/2023

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY