STATE OF TN }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,900.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 24 DAY OF May, 20 21.

NOTARY PUBLIC

My Commission expires: 7-3-22

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 21050055

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address of New Owner
WBI Holdings, LLC
2940 Claymille Road
Nashville, TN 37207

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, **Darrell Pulley and Peggy Pulley, Husband and Wife,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **WBI Holdings, LLC, a Tennessee Limited Liability Company,** hereinafter called the **Grantee(s)**, its successors and/or 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 Darrell Pulley and Peggy Pulley, Husband and Wife, by Warranty Deed from Ryan R. Reynolds and wife, Melissa A. Reynolds, dated 11/10/2020 and recorded on 11/13/2020 in Instrument No. 20201113-0133816, Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 645297 DEEDWARR
05/27/2021 12:22:38 PM 2 pgs
Fees: $13.00 Taxes: $702.63
20210527-0071961

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

SUBJECT TO THE FOLLOWING:

1. 2021 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Easement, setbacks and all other matters shown on the Plat of record at Plat Book 843, Page 32, 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

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JSB-WB-21335

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, **Darrell Pulley and Peggy Pulley** has/have caused this instrument to be executed, this the 24th day of May, 2021.

Darrell Pulley

Peggy Pulley

STATE OF Tennessee
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Darrell Pulley and Peggy Pulley,** 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 24th day of May, 2021.

My commission Expires: 2-5-2021

NOTARY PUBLIC

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY