Karen Johnson Davidson County
Batch# 661243 DEEDWARR
06/21/2021 03:06:30 PM 3 pgs
Fees: $18.00 Taxes: $795.50
20210621-0083542

Name and Address of New Owner:
William E. McCullough
617 Hicks Rd
Bellevue, TN 37221

Send Tax Statements To:
William E. McCullough
617 Hicks Rd
Bellevue, TN 37221

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MR-21051222

Map and Parcel: 162 06 0 318.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Larry Randall Johnson, unmarried**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **William E. McCullough**, 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, and being all of Lot No. 2, Bess Estates Section I, according to survey and plat of same appearing of record in Book 4460, page 154 and amended in Book 4935, page 295, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lot.

Being the same property conveyed to Larry Randal Johnson, unmarried by Warranty Deed filed for record on July 10, 2007 in Instrument Number 20070710-0081997, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following: Covenants, Conditions and Restrictions of Bess Estates of record in Book 4679, page 64; All matters as set forth per Book 4460, page 154 as amended in Book 4935, page 295, said Register's Office.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 143 Old Tusculum Road, Antioch, TN 37013

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, his heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 16th day of June, 2021.

Larry Randall Johnson

State of Tennessee

County of Rutherford

Personally appeared before me, Larry Randall Johnson with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 16th of June, 2021.

Notary Public
My Commission Expires: 8/22/26

ANGELA HOWARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $215,000.00.

Affiant Signature

Subscribed and sworn to before me, this 16th day of June, 2021.

Notary Public
My Commission Expires: 3/15/2025

BRIDGETTE N. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

True Copy Certification

I, Lynn Vaught, 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 Rutherford

Personally, appeared before me, Bridgette N. Anderson, a notary public for this county and state, Lynn Vaught who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 03/15/2025

BRIDGETTE N. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY