Davidson County
Batch# 666117 DEEDWARR
06/28/2021 09:48:29 AM 2 pgs
Fees: $13.00 Taxes: $2,405.00
20210628-0086978

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-12496-TH

Return to :
Attorneys Title Co. Inc.
2927 Berry hill Drive
Nashville TN 37204

file #34773-8

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $650,000.00.

David Michael Kelley
Affiant

Subscribed and sworn to before me, this the 18th day of June, 2021.

Notary Public
My Commission Expires: 12/14/24

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
David Michael Kelley, Trustee of the David Michael Kelley Revocable Trust Under agreement dated May 30, 2008 Amended and restated March 18, 2021 301 Demonbreun Street, Unit 1310 Nashville, TN 37201	New Owner	093 06 0A 186.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Terry Cullom and wife Sheila Cullom**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **David Michael Kelley, Trustee of the David Michael Kelley Revocable Trust under agreement dated May 30, 2008, Amended and Restated March 18, 2021**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A Certain Condominium apartment in the First Civil District of Nashville, Davidson County, Tennessee, known as Unit No. 1310 of the Horizontal Property Regime of Encore, a Residential Condominium pursuant to Master deed for Encore, a Residential Condominium of record as Instrument No. 20080225-0018429 and Master Deed for Encore, a Master Condominium of record as Instrument No. 20080225-0018425, Register's Office for Davidson County, Tennessee, to which referenced is made for a more complete description.

Being the same property conveyed to Terry Cullom and wife, Sheila Cullom by Warranty Deed from Encore Phase I Development Company, LLC, a Tennessee limited liability company, of record in Instrument No. 20090720-0067583, in the Register's Office of Davidson County, dated July 17, 2009 and recorded on July 20, 2009.

This is ☒ improved or ☐ unimproved property located at: **301 Demonbreun Street, Unit 1310, Nashville, TN 37201**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, Grantor has executed this instrument on this 18th day of June, 2021.

GRANTOR:

Terry Cullom

Sheila Cullom

STATE OF FL
COUNTY OF WALTON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Terry Cullom and Sheila Cullom, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 18th day of June, 2021.

Notary Public State of Florida
Mia T Wolfe
My Commission GG 122256
Expires 07/06/2021

Notary Public
My Commission expires: 07/06/2021