Karen Johnson Davidson County
Batch# 669615 DEEDWARR
07/01/2021 11:09:30 AM 3 pgs
Fees: $18.00 Taxes: $928.70
20210701-0089268

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $251,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES: 11-8-21

(AFFIX SEAL)

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 8, 2021

**PREPARED BY & RETURN TO:**
**Realty Title & Escrow Company, Inc.**
**2204-A Madison Street**
**Clarksville, TN 37043**

**14-NSH21-02055**

| Address of New Owner: | Send Tax Bills to: | Tax Information: |
|---|---|---|
| Mark Case Bullock, a single man<br>324 Elm Street<br>Madison, TN 37115 | | 043 13 0 376.00 |

## WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Natalie Evette Green, an unmarried woman**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Mark Case Bullock, a single man**, hereinafter called the Grantees, their successors 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, being Lot No. 35, of Block "I", Forest Park Subdivision of record in Plat Book 843, Page 44, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate reference.

Being the same property conveyed to Natalie Evette Green, Unmarried Woman, by Warranty Deed from Bellator Group LLC, a Tennessee Limited Liability Company of record in Instrument No. 20200213- 0016593, in the Register's Office of Davidson County, Tennessee, dated February 10, 2020 and recorded on February 13, 2020.

Being the same property conveyed to Bellator Group LLC, by Quitclaim Deed from Jerry Dukes, of record in Instrument No. 20060203-0013708, in the Register's Office of Davidson County, Tennessee, dated February 03, 2006 and recorded on February 03, 2006.

Being the same property conveyed to Jerry Dukes, by Cash Deed for Tennessee from Mel Martinez, Secretary of Housing and Urban Development, of Washington, D.C., of record in Instrument No. 20030521-0069122, in the Register's Office of Davidson County, Tennessee, dated April 30, 2003 and recorded on May 21, 2003.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 324 Elm Street, Madison, TN 37115

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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.

WITNESS my hand this 28th day of June, 2021

Natalie Green

Natalie Evette Green

STATE OF TENNESSEE

COUNTY OF SUMNER

On this 28TH day of JUNE, 20 21, before me personally appeared Natalie Evette Green, 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 (or person's) free act and deed.

Notary Public

Printed Name: _____

Serial Number, if any: _____

My Commission Expires: 03/21/2022

LATIKA RINI FARRELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-21-2022

# True Copy Certification

I, Connie Taylor, 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 Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor 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: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212