Karen Johnson Davidson County
Batch# 686590 DEEDWARR
07/29/2021 02:11:20 PM 2 pgs
Fees: $13.00 Taxes: $2,048.14

20210729-0102312

STATE OF Tennessee }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $553,550.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 27th DAY OF July, 2021.

NOTARY PUBLIC
My Commission expires: 10/2/23

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 21070001

Address of New Owner
Alicia Sellers and
Steven Sellers
1101 Hickory Run Court
Nashville, TN 37211

Send Tax Bills To:
Same

Tax Information:
180-04-0A-147.00 CO

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, **Jeffrey E. Kulas and Diana L. Kulas, Husband and Wife,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Alicia Sellers and Steven Sellers, Wife and Husband,** hereinafter called the **Grantee(s)**, his/her/their heirs and 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. 114 on the Plan of Highland Creek, Section Five, as shown by plat of record in Instrument No. 20040915-0111296, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Jeffrey E. Kulas and Diana L. Kulas, husband and wife, by Warranty Deed from Caryn M. Kimsey Givens and Andrew H. Givens, wife and husband, dated 11/05/2013 and recorded on 11/13/2013 in Instrument No. 20131113-0117225, Register's Office for Davidson County, Tennessee.

This is property generally located:
1101 Hickory Run Court, Nashville, TN 37211

SUBJECT TO THE FOLLOWING:

1. 2021 Taxes have been prorated and have been assumed by and are the responsibility of Grantee(s).
2. Easement, setbacks and all other matters shown on the Plat of record at Instrument No. 20040915-0111296, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.
3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 11568, Page 311, supplemental in Instrument No. 20000413-0037474, said Register's Office.
4. Easements as contained in an instrument of record in Book 11568, Page 311, said Register's Office.
5. Assessments, special assessments, charges and liens, as contained in an instrument of record in Book 11568, Page 311, said Register's Office.
6. By-Laws of Highland Creek Homeowner's Association, Inc. of record in Book 11568, Page 301, said Register's Office.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DM-TAC-21110

7. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 10316, Page 569, Book 10419, Page 470, Book 10419, Page 504, and Book 10569, Page 732, said Register's Office.
8. Storm Water Detention Agreement of record in Book 11338, Page 738, said Register's Office.

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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, **Jeffrey E. Kulas and Diana L. Kulas** has/have caused this instrument to be executed, this the 27 day of July, 2021.

Jeffrey E. Kulas

Diana L. Kulas
by Jeffrey E. Kulas AIF
Diana L. Kulas
By: Jeffrey E. Kulas, Atty-in-fact
Record Book *, page _____, ROT**
* 20210729-0102311

STATE OF TN
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Jeffrey E. Kulas ~~and Diana L. Kulas~~**, 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 27 day of July, 2021.

My commission Expires: 8/27/22

NOTARY PUBLIC

LEWIS BRONER MCCOY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TN
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Jeffrey E. Kulas**, Attorney-in-fact, acting on behalf of **Diana L. Kulas**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument in behalf of **Diana L. Kulas**, and who acknowledged that he executed the same as the free act and deed of **Diana L. Kulas**.

This the 27 day of July, 2021.

My commission Expires: 8/27/22

NOTARY PUBLIC

LEWIS BRONER MCCOY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY