Name and Address of New Owner:
Amber Pulliza and Frank Pulliza
4106 Gallatin Pike
Nashville, TN 37216

Send Tax Bills To:
Amber Pulliza and Frank Pulliza
320 Tartan Ct.
Hendersonville, TN 37075
This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 61 11 276.00

Karen Johnson Davidson County
Batch# 714812 DEEDWARR
09/13/2021 12:30:30 PM 5 pgs
Fees: $28.00 Taxes: $3,326.30
20210913-0122308

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Harold L. Grisham, Jr.**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Amber Pulliza and Frank Pulliza,** "the Grantees," the following described real estate in Davidson County, Tennessee :

BEING LOTS 5-A, 5-B, 6-A AND THE SOUTH 3 FEET OF THE NORTH 30 FEET OF LOT NO. 6, ON PART OF LOT "B" ON KENNEDY & GRAVES PLAN OF MONTE VISTA OF RECORD IN BOOK 421, PAGE 143, AND THE EASTERLY 28 FEET OF THE GALLATIN INTERURBAN RIGHT-OF-WAY, NOW ABANDONED, ON A SURVEY BY RALPH W. C. LAMBERT, DATED DECEMBER 4, 1948, AS FOLLOWS:

(1) BEGINNING ON THE EASTERLY MARGIN OF GALLATIN PIKE, AS NOW LOCATED, ON A POINT 30 FEET SOUTH OF THE SOUTHWEST CORNER OF THE PROPERTY CONVEYED TO I.B. MOYERS BY DEED FROM C. C. WOOLARD ET UX, OF RECORD IN BOOK 1554, PAGE 429, SAID REGISTER'S OFFICE; THENCE EAST 90 FEET TO THE WEST MARGIN OF A 15 FOOT ALLEY; THENCE WITH SAID ALLEY, SOUTH 45 FEET TO THE CORNER OF LOTS NOS. 5A AND 5B; THENCE WITH THE LINE BETWEEN SAID LOTS WEST 90 FEET TO THE EAST MARGIN OF GALLATIN PIKE, THENCE WITH SAID PIKE NORTH 45 FEET TO THE BEGINNING.

(2) SAID LOT 5-A FRONTS 25 FEET ON THE EASTERLY SIDE OF GALLATIN PIKE AND EXTENDS BACK BETWEEN PARALLEL LINES 90 FEET TO A 15 FOOT ALLEY.

(3) SAID SOUTH 3 FEET OF SAID LOT 6 FRONTS 3 FEET ON THE EASTERLY SIDE OF GALLATIN PIKE AND EXTENDS BACK BETWEEN PARALLEL LINES 90 FEET TO A PUBLIC ALLEY.

BEING THE SAME PROPERTY CONVEYED TO HAROLD L. GRISHAM, JR. BY WARRANTY DEED FROM ROBERT L. PITTMAN, JR. AND WIFE, DEBORAH T. PITTMAN,R ECORDED ON OCTOBER 1, 2012, OF RECORD IN INSTRUMENT NO. 20121001-0089288, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

ROBERT L. PITTMAN, JR. AND WIFE, DEBORAH T. PITTMAN, RETAIN A PERPETUAL EASEMENT OVER THE ABOVE DESCRIBED PROPERTY FOR RIGHT OF ACCESS FOR INGRESS AND EGRESS TO THEIR PROPERTY LYING EAST OF THE AGOVE PROPERTY (PITTMAN PROPERTY BEING PARCELS 270 AND 271, DAVIDSON METROPOLITAN TAX MAP 61-11-0), SAID EASEMENT RUNNING WITH THE LAND AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON ROD IN THE EASTERLY RIGHT-OF-WAY LINE OF GALLATIN PIKE, 80 FEET IN WIDTH, AT A CORNER COMMON WITH THE PROEPRTY OF WILBURN L. BATES, ET UX, AS OF RECORD IN DEED BOOK 2924, PAGE 211, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE WITH THE EASTERLY RIGHT-OF-WAY LINE OF GALLATIN PIKE, NORTH 23 DEG 16 MIN 39 SEC EAST, 13.64 FEET TO A POINT;

THENCE WITH A LINE THROUGH THE PROPERTY OF ROBERT L. PITTMAN & DEBORAH T. PITTMAN, AS OF RECORD IN DEED BOOK 10012, PAGE 348, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, FOR THE FOLLOWING TWO CALLS:

1) SOUTH 62 DEG 08 MIN 46 SEC EAST, 68.57 FEET TO A POINT;
2) SOUTH 72 DEG 29 MIN 33 SEC EAST, 21.47 FEET TO A POINT IN THE WESTERLY RIGHT-OF-WAY LINE OF AN UNNUMBERED ALLEY;

THENCE WITH THE WESTERLY RIGHT-OF-WAY LINE OF UNNUMBERED ALLEY, SOUTH 23 DEG 16 MIN 39 SEC WEST, 13.67 FEET TO A POINT;

THENCE WITH A LINE THROUGH THE PROPERTY OF ROBERT L. PITTMAN & DEBORAH T. PITTMAN, NORTH 72 DEG 29 MIN 33 SEC WEST, 21.33 FEET TO A POINT IN THE NORTHERLY PROEPRTY LINE OF WILBURN L. BATES, ET UX;

THENCE WITH THE NORTHERLY PROPERTY LINE OF WILBURN L. BATES, ET UX, NORTH 62 DEG 08 MIN 46 SEC WEST, 68.71 FEET TO THE POINT OF BEGINNING. CONTAINING 1,225 SQUARE FEET OR 0.028 ACRES MORE OR LESS AS SHOWN BY BOUNDARY SURVEY PREPARED BY CHERRY LAND

SURVEYING, INC., R. SCOT CHERRY, TENNESSEE LICENSE NO. 1512,D ATED SEPTEMBER 4, 2012.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 7th day of September, 2021.

_____ (SEAL)
Harold L. Grisham, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of September, 2021, before me personally appeared Harold L. Grisham, Jr., 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's (or persons') free act and deed.

Witness my hand, at office, this 7th day of September, 2021.

_____
Notary Signature
My commission expires: 1/6/2025

TERESA TIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $899,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
7th day of September, 2021.

TERESA TIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025

Notary Public
My commission expires: 1/6/2025
File No. 2021-3254

Tennessee Certification of Electronic Document

I, John A. Bell Jr, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on Sept 7, 2021 (date of document).

Affiant Signature

September 9, 2021
Date

State of TN

County of Davidson

Sworn to and subscribed before me this 9 day of September, 2021.

LEAH MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025

NOTARY'S SEAL

Notary's Signature

MY COMMISSION EXPIRES: 01-06-2025