#15951

Return To:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217

WARRANTY DEED

Karen Johnson
Batch# 731357
10/07/2021 10:55:15 AM
Fees: $13.00 Taxes: $825.10

Davidson County
DEEDWARR
2 pgs

20211007-0134828

VICTOR HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-24-2022

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $223,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of October, 2021

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Steve J Pulk	NEW OWNER	13307025000
(NAME)	(NAME)	
249 Morton Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **James R. Lane,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Steve J Pulk,** hereinafter called the GRANTEES, their 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, being Lot No. 69 on the Map of Parma Heights Subdivision, as of record in Book 2133, page 23, Register's office for Davidson County, Tennessee.

Said Lot No. 69 begins at a point in the southerly margin of Woodson Lane, the common front corner of Lots No.s 68 and 69; thence easterly along said lane around a slight curve 144.71 feet to a point, the beginning of a curve; thence 42.41 feet around said curve having a radius of 27 feet to a point in the northwesterly margin of Grubbs Road; thence southwesterly 109.4 feet along said road to a point; the common front corner of Lots Nos. 69 and 70; thence northwesterly 98 feet to a point, common rear corner of Lots Nos., 68, 69, and 70; thence northerly 97.6 feet to the point of beginning

Being the same property conveyed to Robert A. Lane and wife, Reba A. Lane by deed from Jesse Lee Hildabrand and wife, Zula E. Hildabrand of record in Book 3867, page 25. Affidavit of Heirship recorded in Instrument Number 20010410-0035501 shows Robert D. Lane having died October 10, 1983 and Reba Irene Lane died March 3, 1999 and the Estate of Reba Irene Lane, deceased, of record in Probate File Number 99P780, Probate Court Clerk's Office for Davidson County, Tennessee. Property was devised to James R. Lane as shown by Affidavit of Heirship recorded in Instrument Number 20010410-0035501.

This instrument is executed on behalf of James R Lane by Keith Haynie as Attorney-In~Fact pursuant to recorded Power of Attorney of record in Instrument no. A, in the Register's Office for Davidson County, Tennessee.

20211007-0134827

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 175 Woodson Lane, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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/our hands this 7th day of October, 2021.

James R Lane by Keith Haynie POA.
James R. Lane his Atty in-fact.

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Rutherford

On this the 7th day October, 2021, before me personally appeared Keith Haynie the person who executed the foregoing instrument on behalf of James R Lane and who acknowledged that he executed the same as the free act and deed of the said James R Lane, through Power of Attorney granted him by the said James R Lane.

Witness my hand and official seal at Smyrna, TENNESSEE, this 7th day October, 2021.

Notary Public
My commission expires:

VICTOR HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-24-2022

~~Notary Public~~
~~My Commission Expires:~~