WARRANTY DEED

Karen Johnson Davidson County
Batch# 748864 DEEDWARR
11/03/2021 11:22:14 AM 2 pgs
Fees: $13.00 Taxes: $906.50

20211103-0147086

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 1-3-23
(AFFIX SEAL)

BENTON SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Pillar Title and Escrow, LLC, 1115 17th Avenue South, Suite 202, Nashville, Tennessee 37212

File No.: NAS0607-21

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Revision Homes, LLC	Revision Homes, LLC	075-08-0-249.00
(NAME) 110 Glancy Street	(NAME) 110 Glancy Street	
(ADDRESS) Goodlettsville, TN 37072	(ADDRESS) Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Forty-Five Thousand And No/100 Dollars ($245,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **JEFFERY CURRIN SULCER, AN UNMARRIED PERSON,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **REVISION HOMES, LLC,** 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. 557 on the Plan of Tulip Grove, Section Ten of record in Plat Book 5800, Page 199, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jeffery Currin Sulcer and wife, Tammy Jo Sulcer by Warranty Deed from BARS, Partnership of record in Book 10277, Page 764, Register's Office for Davidson County, Tennessee, dated November 27, 1996 and recorded on December 03, 1996.

Being the same property conveyed to Jeffery Currin Sulcer, an unmarried person by QuitClaim deed from Tammy Jo Sulcer, an unmarried person of record in Instrument No. 20020716-0085674 Register's Office for Davidson County, Tennessee, dated June 15, 2002 and recorded on July 16, 2002, and re-recorded on January 14, 2003 in Instrument No.20030114-0005658 .

This is:

unimproved ☐

improved ☒ property, known as 602 Tulip Grove Rd, Hermitage, TN 37076

(House No.) (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 our hands this 1st day of November, 2021.

Jeffery Currin Sulcer

State of Tennessee
County of Davidson

On this 1st day of November, 2021, before me personally appeared Jeffery Currin Sulcer, 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.

Witness my hand, at office, this 1st day of November, 2021.

Notary Public

My Commission Expires: 1-3-23

