Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #21-1680

Karen Johnson Davidson County
Batch# 752334 **DEEDWARR**
11/10/2021 09:07:55 AM 2 pgs
Fees: $13.00 Taxes: $2,516.00

20211110-0149951

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Molly G. Fulton and husband, Richard Wade Fulton**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John Wilson Luttrell and Mary Jeanette Rolfsen, as joint tenants with right of survivorship**, hereinafter called the **Grantee**, Grantee's 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 Unit A established by the Declaration and Master Deed Establishing a Horizontal Property Regime for The 105 W. Tyne Avenue Townhomes of record as Instrument 20141113-0105020, and amended of record as Instrument 20180117-0004918 amended of record as Instrument 20180620-0059285, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit and as set forth in the Declaration, reference to which is hereby made for a more completed and detailed description and the rights and obligations of the Declarant and the Unit Owners, and the By-Laws of the Association of Owners.

Being the same property conveyed to Molly G. Stover, a single woman, and Richard Wade Fulton, a single man, joint tenants with right of survivorship by Warranty deed from Lorin D. Halloran, married of record in Instrument No. 20180802-0075893 Register's Office for Davidson County, Tennessee, dated July 31, 2018 and recorded on August 02, 2018

Being the same property conveyed to John M. Wells, Trustee by Quitclaim Deed from Molly G. Fulton, formerly known as Molly G. Stover, and Richard Wade Fulton of record in Instrument No. 20201124-0137757, Register's Office for Davidson County, Tennessee, dated November 17, 2020 and recorded on November 24, 2020 and within the same deed the said John M. Wells, Trustee conveyed his interest in the subject property to Molly G. Fulton, and husband, Richard Wade Fulton.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 105 West Tyne Drive, Nashville, TN 37205.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
John Wilson Luttrell
105 West Tyne Drive
Nashville, TN 37205

RESPONSIBLE FOR TAX PAYMENT
New Owner

TAX MAP-PARCEL #:
130-05-0E-001.00

WITNESS THE EXECUTION HEREOF this 8th day of November, 2021.

Molly G. Fulton

Richard Wade Fulton

State of Tennessee)
County of Davidson)

On this 8th day of November, 2021, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Molly G. Fulton and Richard Wade Fulton, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

STATE OF TENNESSEE NOTARY PUBLIC
ANGELA Y. POSTON-WILLIAMSON
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 680,000.00.**

Affiant

Sworn and subscribed before me on this the 8th day of November, 2021.

Notary Public

My Commission Expires: 01.08.2024

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE