Karen Johnson Davidson County
Batch# 771330 DEEDWARR
12/09/2021 04:03:30 PM 3 pgs
Fees: $18.00 Taxes: $2,590.00
20211209-0163720

**WARRANTY DEED**

File No. JN-21-1526

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $700,000.00

Denise Weaver-Vandersall
Affiant

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

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

**THIS INSTRUMENT WAS PREPARED BY**
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Kent Vandersall and Denise Weaver-Vandersall | F&M Bank | |
| (NAME) 4712B Michigan Avenue | (NAME) 10 Cadillac Drive, Ste. 100 | 091-07-4Q-002.00-CO |
| (ADDRESS) Nashville, TN 37209 | (ADDRESS) Brentwood, TN 37027 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Tyler McCullough and Kristen McCullough, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kent Vandersall and wife, Denise Weaver-Vandersall**, HEREINAFTER CALLED THE GRANTEE, 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 Unit No. B, on the plan of 4712 Michigan Avenue Homeowners Association, a Horizontal Property Regime with Private elements, field as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument 20190315-0023971, Register's Office for Davidson County, Tennessee, reference to which is hereby or a more complete description.**

**Being a portion of the same property conveyed to Ridgemont Homes, LLC, A Tennessee Limited Liability Company by Warranty deed from Brown J. Layne, III, an Unmarried man of record in Instrument No. 20181127-0115534 Register's Office for Davidson County, Tennessee, dated November 26, 2018 and recorded on November 27, 2018.**

**Being the same property conveyed to Tyler McCullough, an unmarried man by Warranty deed from Ridgemont Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20191210-0127084 Register's Office for Davidson County, Tennessee, dated December 06, 2019 and recorded on December 10, 2019.**

**Kristen McCullough is joining in this conveyance to convey any and all marital interest she has acquired.**

**This is property more commonly known as 4712B Michigan Avenue, Nashville, TN 37209.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 hand this 7th day of December, 2021.

Tyler McCullough

Kristen McCullough

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of December, 2021, before me personally appeared Tyler McCullough and Kristen McCullough, 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 December, 2021.

Notary Signature
My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

TRUE COPY CERTIFICATION

I, George E. Mudter, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on 12/7/2021.

George E. Mudter, Jr.
Dated 12/7/2021

State of Tennessee
County of Davidson

Personally appeared before me, Stacy L. Thomas, a notary public for this County and State, George E. Mudter, Jr., who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public
Dated 12/7/2021

My commission expires 10/2/2023

