Karen Johnson Davidson County
Batch# 775491 DEEDWARR
12/16/2021 02:58:30 PM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20211216-0166682

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY (Notary Stamp)	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $365,000.00. Affiant Subscribed and sworn to before me, this 16th day of December, 2021. Notary Public My commission expires: 11-6-2024

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
557 Sam Ridley Pkwy, Smyrna, TN 37167

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Micaela Miller and Nicolas Lizcano-Knittle	**New Owner**	**095-08-0-174.00**
2610 Woodberry Dr.		
Nashville, TN 37214		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Steve Pulk, an unmarried man

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Micaela Miller and Nicolas Lizcano-Knittle, wife and husband

(hereinafter called the "Grantee"), his 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 Lot No. 108 on the Plan of Woodberry Park of record in Plat Book 2133, Page (s) 117 through 119, inclusive, 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 Steve Pulk, an unmarried man by Warranty deed from Billy Gene Jones and wife, Peggy Lynn Jones of record in Instrument No. 20210715-0095488 Register's Office for Davidson County, Tennessee, dated July 12, 2021 and recorded on July 15, 2021.

SP 11/2015

This is improved property known as **2610 Woodberry Dr., Nashville, TN 37214.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 7 day of December, 2021.

Steve Pulk

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Steve Pulk, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 7 day of December, 2021.

Notary Public
My Commission Expires: Sept. 21, 2024

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

SolomonParks File No. 21-000375-529

SP 11/2015

Certificate of Authenticity

I, **HADLEY ROPER ,** do hereby make oath that I am 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 Dec 7, 2021.

Affiant Signature

12/7/2021
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 12/7/2021.

Notary's Signature

My Commission Expires: **10/23/2023**

Notary's Seal

