Name and Address of New Owner:
Lindsey and Christopher Martinez
1509 Eastover Place
Old Hickory, TN 37138

Karen Johnson Davidson County
Batch# 784277 DEEDWARR
01/04/2022 11:17:30 AM 3 pgs
Fees: $18.00 Taxes: $2,590.00
20220104-0001133

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 064030B14200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Ross McCulloch and Pamela McCulloch, Trustees of the McCulloch Family Revocable Trust**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Lindsey Martinez and Christopher Martinez, wife and husband,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 117 on the Plan of Final Plat of Phase Ten Section Two, Brandywine Pointe (A Planned Unit Development) of record in Plat Book 9700, Page 218, 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 Ross McCulloch and Pamela McCulloch, Trustees of the McCulloch Family Revocable Trust by Quitclaim Deed from Ross McCulloch and Pamela McCulloch, husband and wife dated October 4th 2019 and recorded October 7th 2019 of record in Instrument No. 20191007-0102187 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ross McCulloch and Pamela McCulloch, Husband and Wife by Warranty Deed from Janet Fedorwich f/k/a Janet L. Hendrixson, married dated October 9th 2015 and recorded October 14th 2015 of record in Instrument No. 20151014-0104576 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been paid and prorated, 2022 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 1509 Eastover Place, Old Hickory, TN 37138

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 1st day of November, 2021.

Ross McCulloch, Trustee (SEAL)

Pamela McCulloch, Trustee (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of November, 2021, before me personally appeared **Ross McCulloch and Pamela McCulloch, Trustees of the McCulloch Family Revocable Trust,** 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 1st day of November, 2021.

Notary Signature
My commission expires: 05/09/2023

WILLIAM D CASTLEMAN JR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $700,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 1st day of November, 2021.

Notary Signature
My commission expires: 05/09/2023

WILLIAM D CASTLEMAN JR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

202201040001133

Tennessee Certification of Electronic Document

I, Connie Taylor, do hereby make oath that I am a licensed attorney and/or 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 11.1.2021 (date of document).

Connie Taylor
Affiant Signature

11.1.21
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1 day of November, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

