Karen Johnson Davidson County
Batch# 793603 DEEDWARR
01/20/2022 03:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20220120-0007790

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $450,000.00.

Affiant

Subscribed and sworn to me on 01/05/22.

NOTARY PUBLIC
My Commission Expires: 9/8/25

BROOKE SOBO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-08-2025

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Craig Carson 299 Wallace Road Nashville, TN 37211	Paramount Residential Mortgage 1265 Corona Pointe Ct Ste 301 Corona, CA 92879-1799	147 04 0 060.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Tyler P. McCulloch, an unmarried man, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Craig Carson, a single Man sole and Separate, hereinafter called **"GRANTEE,"** his/her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 89 on the Plan of Section Two Beverly Heights of record in Plat Book 2331, Page 42, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Said Lot No. 89 fronts 115 feet on the Southerly side of Wallace Road and runs back 330.9 feet on the Westerly line and 378.9 feet on the Easterly line to a dead line in the rear on which it measures 128 feet.
>
> Being the same property conveyed to Tyler P. McCulloch, an unmarried man, by Warranty Deed from Joshua Kuthe and Jordyn Butler, now known as Jordyn Kuthe, husband and wife as joint tenants, of record in Instrument No. 20170720-0073125, in the Register's Office of Davidson County, Tennessee, dated July 17, 2017 and recorded on July 20, 2017.
>
> This is improved property known as 299 Wallace Road, Nashville, Tennessee 37211.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, his/her successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE he/she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself/herself, his/her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his/her successors 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 hand this 01/05/22

Tyler P. McCulloch

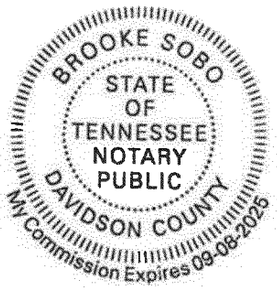
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 01/05/22, before me personally appeared Tyler P. McCulloch, to me known (or proved to me on the basis of satisfactory evidence) to be the person described herein and who executed the foregoing instrument, and acknowledged that he/ she executed the same as his/ her free act and deed.

Witness my hand and official seal on 01/05/22

NOTARY PUBLIC

My Commission Expires: 9/8/25



Certificate of Authenticity

I, John Cobb Rochford, do hearby 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 January 5, 2022.

Signature January 5, 2022.

State of Tennessee

County of Davidson

Personally appeared before me, Emily B. Hebert, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic documents is true and correct and whose signature I have witnessed. on January 5, 2022.

Emily B. Hebert
Notary's Signature

My Commission Expires: 03-03-2025

EMILY B. HEBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY