STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $384,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF FEBRUARY, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

GAIL DORNAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 11-20-2023

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Rd
Mt. Juliet, TN 37122

Karen Johnson Davidson County
Batch# 801791 **DEEDWARR**
02/08/2022 01:28:02 PM 2 pgs
Fees: $13.00 Taxes: $1,424.13

20220208-0014483

06-NSH21-03450

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Zachary Roland 4641 Woodside Drive Old Hickory, TN 37138	Zachary Roland 4641 Woodside Drive Old Hickory, TN 37138	064-04-0-031.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Robert D. Bullington, III and Sarah E. Bullington,, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Zachary Roland, unmarried man**, hereinafter called the Grantees, their successors 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 Lot No. 57 on the Plan of Woodside Subdivision, Section II, of record in Book 5200, Page 98, 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 Richard D. Bullington III and Sarah E. Bullington, husband and wife by Warranty Deed from Kenneth G. Ellis and Holli N. Ellis husband and wife, of record in Instrument No. 202012140147224 Register's Office for Davidson County, Tennessee, dated 10 December, 2020 and recorded on 14 December, 2020 . (Value of consideration shown in aforementioned deed $270,000.00.) Being also known as 4641 Woodside Drive Old Hickory, Tennessee 37138. Robert D. Bullington, III erroneously conveyed as Richard D. Bullington, III in the previous Deed.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 4641 Woodside Drive, Old Hickory, TN 37138

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 4th day of February, 2022

Robert D. Bullington, III

Sarah E. Bullington,

STATE OF TENNESSEE

COUNTY OF Wilson

On this 4th day of February, 2022, before me personally appeared Robert D. Bullington, III and Sarah E. Bullington,, 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 (or person's) free act and deed.

Notary Public

My Commission Expires: _____

GAIL DORNAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 11-20-2023