This instrument prepared by:
Momentum Title, LLC
2500 21st Ave. S., Ste. 102
Nashville, TN 37212
File Number: 8-16788-CD

Karen Johnson Davidson County
Batch# 848312 DEEDWARR
04/29/2022 01:14:30 PM 3 pgs
Fees: $18.00 Taxes: $2,120.10
20220429-0050133

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $573,000.00.

Jack F Kopecky
Affiant

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this the 25th day of April, 2022.

Notary Public
My Commission Expires: 3/3/26

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jack F. Kopecky and Jill M. Kopecky 226 Croleywood Lane Nashville, TN 37209	Guaranty Home Mortgage Corporation 316 Robert Rose Drive Murfreesboro, TN 37129	090 12 0Q 018.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Charles Davis Tull, an unmarried man**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Jack F. Kopecky, an unmarried man and Jill M. Kopecky, a married woman**, hereinafter called the Grantees, 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 TH11, as established by Declaration of Covenants, Conditions and Restrictions for Charlotte Parkside, a Horizontal Property Regime with Private Elements of record as Instrument No. 20161011-0107421, as amended in Instrument No. 20161017-0109431 and in Instrument No. 20180130-0009606, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Charles Davis Tull, an unmarried man, by Quitclaim Deed from Amy Balley aka Amy Bailey, a married woman, of record in Instrument No. 20210128-0012610, in the Register's Office for Davidson County, Tennessee, dated January 18, 2021 and recorded on January 28, 2021.

Being the same property conveyed to Charles Davis Tull, an unmarried man and Amy Balley aka Amy Bailey, a married woman, as joint tenants with right of survivorship, by Special Warranty Deed from Charlotte Parkside, Inc., a Tennessee corporation, of record in Instrument No. 20200110-0003729, in the Register's Office for Davidson County, Tennessee, dated January 8, 2020 and recorded on January 10, 2020.

This is improved property located at: **226 Croleywood Lane, Nashville, TN 37209.**

This conveyance is made subject to 1) Property taxes for the year **2022** a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all

applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever 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, Grantor has executed this instrument on this 25th day of April, 2022.

GRANTOR:

Charles Davis Tull

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Charles Davis Tull, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 25th day of April, 2022.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

Certificate of Authenticity

I, Tori Cole, 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 April 25, 2022.

Tori Cole

Affiant Signature

Date: 4/25/22

State of Tennessee

County of Davidson

Sworn to and subscribed before me this April 25 2022.

Rachel Marie Collins

Notary's Signature

My Commission Expires: 3-6-2024

Notary's Seal

