Karen Johnson Davidson County
Batch# 861411 DEEDWARR
05/24/2022 08:18:26 AM 2 pgs
Fees: $13.00 Taxes: $6,290.00

20220524-0059886

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,700,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 16th day of May, 2022

(Affix Seal) Notary Public

My Commission Expires: 7/9/24

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

2022-04-177

THIS INSTRUMENT WAS PREPARED BY ~~and PLEASE RETURN TO:~~

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-DR-22-5313

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Joseph R. Fiore and Taylor Michelle Fiore 5313 Nevada Avenue Nashville, TN 37209	NEW OWNER	Map/Parcel 091-15-0-076.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Sara Smith Culligan and Emmett Hughes Culligan, husband and wife**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do hereby transfer and convey unto **Joseph R. Fiore and Taylor Michelle Fiore, husband and wife**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Land in Davidson County, Tennessee being part of Block No. 14 on the Plan of Realty Savings Bank and Trust Company's First Addition of record in Book 421, Page 18, Register's Office for said County described as follows:

Beginning at a point in the Southerly margin of Nevada Avenue, formerly Third Avenue, 169 1/2 feet more or less, East of the Southeast intersection of said Avenue and Richland Avenue, being the Northeast corner of this lot and the Northwest corner of a part of said Block No. 14 conveyed to K. A. Berry and wife by deed from the Tennessee Property Company of record in Book 981, Page 294, said Register's Office; thence South along Perry's West line 150 feet to a point, the Northeast corner of a part of said Block conveyed to G.H. Balthrop by deed from said Property Company, of record in Book 986, Page 499, said Register's Office thence with Balthrop's line West 75 feet to a point; thence Northwardly parallel to the first line 150 feet to a point in the Southerly margin of Nevada Avenue, thence with the same North 84 1/2 degrees East 75 feet to the point of beginning.

Being the same property conveyed to Emmett Hughes Culligan and Sara Smith Culligan husband and wife, by Warranty Deed from HIP City Homes LLC a Tennessee Limited Liability Company, of record in Instrument No. 201812200123921 Register's Office for Davidson County, Tennessee, dated December 17, 2018 and recorded on December 20, 2018.

This conveyance is subject to the following: The City of Nashville and Davidson County property taxes for the year 2022, and subsequent years, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 5313 Nevada Avenue, Nashville, TN 37209 .

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 the GRANTORS, do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and they do further covenant and bind themselves, their heir and assigns, 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.

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.

Effective the 17th day of May, 2022:

Sara Smith Culligan

Emmett Hughes Culligan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 16 day of May, 2022, before me personally appeared Sara Smith Culligan and Emmett Hughes Culligan, 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 16 day of May, 2022.

Notary Signature
My commission expires: 11/16/2024

