Karen Johnson Davidson County
Batch# 867223 DEEDWARR
06/03/2022 04:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,857.40
20220603-0064557

Prepared By and Return to:
Regal Title, LLC
316 W Main St
Murfreesboro, TN 37130

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $502,000.00.

Affiant

File Number: 22050427

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Subscribed and sworn to before me, this 27 31st day of May, 2022.

Notary Public
My Commission Expires: Sept. 21, 2024

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Steven J. Pulk	Steven J. Pulk	160-15-0B-014.00-CO
904 Brenton Park Ct.	249 Morton Ave	
Brentwood, TN 37027	Nashville, TN 37211	

For and in consideration of the sum of ten dollars & 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, **David P. Smith and wife, Jennifer C. Smith**, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Steven J. Pulk**, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 14, on the Final Plat of Brenton Park, of record in Book 7900, Page 820, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description.

Being a portion of the same property conveyed to David P. Smith and wife, Jennifer C. Smith, tenants by the entirety by Warranty deed from Danco Development, Inc. of record in Book 9596, page 200 Register's Office for Davidson County, Tennessee, dated February 10, 1995 and recorded on February 16, 1995.

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 904 Brenton Park Court, Brentwood, TN 37027.

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 ~~31~~ 27 LKW st day of May, 2022.

David P. Smith

Jennifer C. Smith

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named David P. Smith and wife, Jennifer C. Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, TN, this ~~31~~ 27 LKW st day of May, 2022.

Notary Public at Large LKRW

My Commission Expires: ~~2/22/25~~ Sept. 21, 2024

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Emilee Gibson, 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 5/27/22 (date of document).

Emilee Gibson
Affiant Signature

6/1/22
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 1st day of June, 2022.

Danielle Marie Crane
Notary's Signature

MY COMMISSION EXPIRES: 2/22/25

NOTARY'S SEAL

Danielle Marie Crane
State of Tennessee
Notary Public
Rutherford County

202206030064557