Name and Address of New Owner:
Sterling Hines
4805B Tennessee Avenue
Nashville, TN 37209

Send Tax Bills To:
Sterling Hines

Karen Johnson Davidson County
Batch# 887175 DEEDWARR
07/11/2022 02:20:30 PM 4 pgs
Fees: $23.00 Taxes: $2,035.00
20220711-0079553

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 091 07 0E 002.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Kristyn J. Bullock and Robert L. Bullock, as tenants in common with right of survivorship**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Sterling Hines ,an unmarried man,** "the Grantee ," the following described real estate in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 4805-B OF THE WEST PARK TOWNHOMES, TOGETHER WITH THE APPURTENANT INTEREST IN THE COMMON ELEMENTS THEREIN, AS DESCRIBED IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND BY-LAWS FOR WEST PARK TOWNHOMES, OF RECORD IN INSTRUMENT NO. 20091009-0094150, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID UNIT BEING MORE PARTICULARLY DEPICTED ON THE PLAN OF WEST PARK TOWNHOMES ATTACHED AS EXHIBIT "B" TO SAID DECLARATION OF CONVENANTS, CONDITIONS AND RESTRICTIONS, TO WHICH REFERENCE IS HEREBY MADE.

BEING THE SAME PROPERTY CONVEYED TO KRISTYN J. BULLOCK AND ROBERT L. BULLOCK, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, BY QUITCLAIM DEED FROM KRISTYN J. BULLOCK, UNMARRIED, RECORDED ON JUNE 4, 2014, OF RECORD IN INSTRUMENT NO. 20140604-0048320, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

THIS IS PROPERTY ALSO KNOWN AS 4805B TENNESSEE AVE., NASHVILLE, TN 37209.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 11th day of July, 2022.

Robert L Bullock by Kristyn J. Bullock (SEAL) Attorney in Fact.
Robert L. Bullock by Kristyn J Bullock as Attorney in Fact

Kristyn J. Bullock (SEAL)
Kristyn J. Bullock

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Kristyn J. Bullock, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged her/himself to be the Power of Attorney for Robert L. Bullock, the within named bargainor, and she/he as such Power of Attorney being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of Robert L. Bullock by himself as Attorney in Fact.

Witness my hand, at office, this 11th day of July, 2022.

Notary Signature
My commission expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of July, 2022, before me personally appeared Kristyn J. Bullock, 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 11th day of July, 2022.

Notary Signature
My commission expires:

AFFIDAVIT OF VALUE

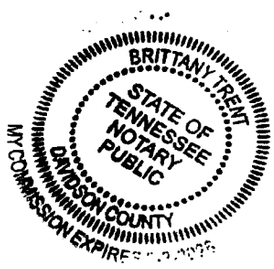
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $550,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
11th day of July, 2022.

Notary Public
My commission expires:
File No. 2022-4860-BT



CERTIFICATE OF AUTHENTICITY

I, Rebecca Campbell do hereby make oath that I am a licensed attorney and/or 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 7/11/22.

Affiant
Date: 7/11/22

STATE OF TENNESSEE
COUNTY OF Sumner

Sworn to and subscribed before me this 11 day of July, 2022.

Notary Public

My Commission Expires: _____

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024