398

Karen Johnson Davidson County
Batch# 892555 DEEDWARR
07/22/2022 02:09:48 PM 2 pgs
Fees: $13.00 Taxes: $1,702.00
20220722-0084217

PREPARED BY (AND RETURN TO):
Ivey Title, LLC
104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DM) Title No.: 62729
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Geri A. Callahan Scot C. Callahan **400 Lakewood Dr** **Enterprise, AL 36330**	**New Owner**

TAX MAP PARCEL NUMBERS: 117110D02500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$460,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Michael T. Pullen and Lisa Pullen, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Geri A. Callahan and Scot C. Callahan, wife and husband,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 2050 of Turnberry Square Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibits "D" and "E" to the Master Deed of record in Book 6686, page 166, amended in Book 6814, page 165 and Book 8747, page 521, and amended in Book 9315, page 795, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Michael T. Pullen and Lisa Pullen, husband and wife, by warranty deed from David Schadel, a married man, dated March 19, 2019 and recorded on March 18, 2019 of record in Inst. No. 20190318-0024544, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2022, and subsequent years; The Plan, with Owner's Certificate, of record in Exhibit "D" and "E" to the Master Deed of record in Book 6686, page 166, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description; The provisions of the condominium Master Deed of record in Book 6686, page 166, amended in Book 6814, page 165 and Book 6814, pages 180-181; Book 8747, page 521; Book 9315, page 795; amendment to Bylaws in Inst. No. 20000801-0075604 and 20060912-0112658, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters, to which Master Deed reference is hereby made for more particulars; but deleting any covenant, condition, conditions or restrictions would violate 42 USC 3604c; and Stormwater Detention Agreement to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 6634, page 509, said Register's Office.

This is improved property, known as 2050 Graybar Lane, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 20th day of July, 2022.

Michael T. Pullen

Lisa Pullen

State of Tennessee

County of Davidson

On this 20th day of July, 2022, before me the undersigned authority, personally appeared Michael T. Pullen and Lisa Pullen, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $460,000.00.

Affiant

Sworn and subscribed before me this 20th day of July, 2022.

Notary

My Commission Expires: 3/3/26

