Karen Johnson Davidson County
Batch# 897408 DEEDWARR
08/02/2022 12:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,050.80
20220802-0087955

WARRANTY DEED

ANDREA LEIGH STEINMAN
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

STATE OF TENNESSEE
COUNTY OF Maury

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $384,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 08/01/2022

NOTARY PUBLIC

MY COMMISSION EXPIRES 01/2026

THIS INSTRUMENT PREPARED BY
CLOSED LLC
3401 Mallory Lane
Franklin, TN 37067
File # 2022-7701

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Michael Ryan Northcutt and Michael Patrick Northcutt	NEW OWNER	119-14-0A-001-00
8540 Cub Creek Road		
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Daniel Russell Pulley, an unmarried man and Garland Pulley, an unmarried man, joint tenants with rights of survivorship

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael Ryan Northcutt, a married man and Michael Patrick Northcutt, a married man, joint tenants with rights of survivorship

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium located in Davidson County, Tennessee, being Unit No. 1 of Kingswood Condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Kingswood Condominium of record in Book 5200, Page 520, as amended in Book 6058, Page 320, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, though, or upon the land embracing the regime and building thereof; said Unit being depicted on Exhibit C to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Daniel Russell Pulley, an unmarried man, by deed dated 08/31/2016, and recorded 09/02/2016, from Fred P. Shawaluk, an unmarried man, of record in Instrument Number 20160902-0092777 and being the same property conveyed to Daniel Russell Pulley, an unmarried man, and Garland Pulley, an unmarried man, joint tenants with rights of survivorship, by deed dated 10/02/2020, and recorded 10/05/2020, from Daniel Russell Pulley, an unmarried man, of record in Instrument Number 20201005-0114879, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2022 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 2929 Selena Drive, Unit 1, Nashville, TN 37211.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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. 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 on August 1, 2022.

Daniel Russell Pulley

Garland Pulley

STATE OF TENNESSEE
COUNTY OF Maury

Personally appeared before me, a Notary Public of said County and State, Daniel Russell Pulley and Garland Pulley, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this August 1, 2022.

Andrea Steinman
Notary Public

My Commission Expires: 01/2026

File #: 2022-7701
RECORD & RETURN TO:
CLOSED LLC
3401 Mallory Lane, Ste. 100
Franklin, TN 37067

ANDREA LEIGH STEINMAN
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

Tennessee Certification of Electronic Document

I, Damien T Baldwin, 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 August 1, 2022.

Affiant Signature

Date: August 1, 2022

State of TENNESSEE

County of Davidson

Sworn to and subscribed before me this August 1, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 11/27/23

NOTARY'S SEAL

