Karen Johnson Davidson County
Batch# 909405 DEEDWARR
08/29/2022 02:04:30 PM 4 pgs
Fees: $23.00 Taxes: $1,295.00
20220829-0097326

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of August, 2022.

Notary Public
MY COMMISSION EXPIRES: 3/6/24
File No. G22-16896

KELLY SLAGLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Bull Enterprises, LLC (NAME)	Same as New Owner (NAME)	72-3-173
1974 Union Hill Rd (STREET ADDRESS)	Same (STREET ADDRESS)	
Goodlettsville TN 37072 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Rita Coulter Cameron, Conservator for The Rosilene E. Coulter Conservatorship, Warren Coulter, Jr., Donna K. Evilcizer, and Rita C. Cameron,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bull Enterprises, LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Being the easterly one half of Lot No. 157 on the Plan of Inglewood Place, as of record in Book 332, page 101, Register's Office for said County.

Said part of Lot No. 157 fronts 57 feet on the northerly margin of Howard Avenue and runs back between parallel lines 205 feet to a dead line in the rear, on which it measures 57 feet.

Being the same property conveyed to Barbara Coulter, a life estate with remainder over to Warren Coulter, Jr., Donna K. Evilcizer, Rosilene E. Coulter and Rita C. Cameron by Deed dated November 5, 2008 from Christina Norris, Trustee, recorded January 22, 2009, in Instrument Number 20090122-0005556, in the Official Records of Davidson County, Tennessee. The said Barbara Coulter having since died June 22, 2021 terminating her life estate in the subject peroperty. The said Rita Coulter Cameron having been appointed conservator for Rosilene E. Coulter, per order filed March 4, 2022 as Case No. 2022-CV-4, in the Chancery Court of Coffee County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2021 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1303 Howard Avenue, Nashville, TN 37216.

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 we do covenant with 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 is 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. Whenever 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/our hand(s) this 25th day of August, 2022.

Warren Coulter, Jr.

Donna K. Evilcizer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of August, 2022, before me personally appeared Warren Coulter, Jr. and Donna K. Evilcizer, 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 25th day of August, 2022.

D. TODD SHOLAR
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 08-27-2022

Notary's Signature
My commission expires:

Rosilene E. Coulter Conservatorship

By: Rita Coulter Cameron
Rita Coulter Cameron, Conservator

Rita C. Cameron
Rita C. Cameron

STATE OF FLORIDA
COUNTY OF VOLUSIA

On this 25th day of August, 2022, before me personally appeared Rita C. Cameron, 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 25th day of August, 2022.

Tequila Nelson
Notary Signature
My commission expires:

TEQUILA MIA NELSON
Notary Public - State of Florida
Commission # HH 273939
My Comm. Expires Feb 12, 2023
Bonded through National Notary Assn.

STATE OF FLORIDA
COUNTY OF VOLUSIA

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Rita Coulter Cameron, Conservator of the Rosilene E. Coulter Conservatorship, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Conservator of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 25th day of August, 2022.

Tequila Nelson
Notary Public

My Commission Expires:

TEQUILA MIA NELSON
Notary Public - State of Florida
Commission # HH 273939
My Comm. Expires Feb 12, 2023
Bonded through National Notary Assn.

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 8/25/22 (date of document).

Affiant Signature

8/29/22
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 29 day of August, 2022

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY