WARRANTY DEED

Karen Johnson Davidson County
Batch# 928756 DEEDWARR
10/12/2022 01:59:30 PM 3 pgs
Fees: $18.00 Taxes: $1,128.50
20221012-0111989

BS-KW-22-4185

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF OCTOBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 3/3/2025 (AFFIX SEAL)

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Abdul K. Seidqi	**New Owner**	
(NAME)	(NAME)	**162-04-0-075.00**
107 Stream Valley Blvd		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37064		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **GAIL R. MCCULLEN AND ETHEL MAE POWERS MCCULLEN AND TIMOTHY E MCCULLEN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ABDUL K. SEIDQI,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 205 on the Plan of Haywood Hills, Section Three of record in Plat Book 4460, Page (s) 164 and 165, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Gail R. McCullen, and Robert E. McCullen by Cash Deed for Tennessee deed from Henry G. Cisneros, Secretary of Housing and Urban Development of Washington, D.C. of record in Book 8892, page 101, Register's Office for Davidson County, Tennessee, dated March 18, 1993 and recorded on March 19, 1993.

Being the same property conveyed to Gail R. McCullen, and Robert E. McCullen, wife and husband by Quitclaim deed from Gail F. McCullen, and Robert E. McCullen, husband and wife of record in Instrument No. 20010111-0003695 Register's Office for Davidson County, Tennessee, dated January 05, 2001 and recorded on January 11, 2001.

Gail R. McCullen, and Robert E. McCullen erroneously listed as husband and wife in Instrument No.20010111-0003695

Being the same property conveyed to Gail McCullen Dusek by Quitclaim deed from Mark Joseph Dusek of record in Instrument No. 20010607-0060153 Register's Office for Davidson County, Tennessee, dated April 04, 2001 and recorded on June 07, 2001.

Being the same property conveyed to 20050915-0111136 by Quitclaim deed from Gail McCullen Dusek N/K/A Gail R. McCullen of record in Instrument No. 20050915-0111136 Register's Office for Davidson County, Tennessee, dated September 05, 2005 and recorded on September 15, 2005.

Being the same property conveyed to Gail R. McCullen and Robert E. McCullen by Quitclaim deed from Robert McCullen of record in Instrument No. 20050915-0111139 Register's Office for Davidson County, Tennessee, dated September 15, 2005 and recorded on September 15, 2005.

Being the same property conveyed to Robert E. McCullen by Quitclaim deed from Gail R. McCullen of record in Instrument No. 20091102-0101151 Register's Office for Davidson County, Tennessee, dated November 02, 2009 and recorded on November 02, 2009.

Robert E. McCullen having since died December 23, 2019 leaving his heirs at law Ethel Mae Powers Cullen, Gail R. McCullen and Timothy E. McCullen. Affidavits of Heirship of record in Instrument No.202210120111986_ and Instrument No. __202210120111987____ Register's Office for Davidson County, Tennessee.

Power of Attorney for Ethel Mae Powers Cullen of record in Instrument No. 20221012011988, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2022
- Subject to all matters shown on the Plan of record in Plat Book 4460, Page (s) 164 and 165, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4691, Page 670, in the Register's Office for Davidson County, Tennessee,
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4185-4187 Apache Trail, Antioch, Tennessee 37013**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 11th DAY OF OCTOBER, 2022.

Gail R. McCullen
Gail R. McCullen

Ethel Mae Powers McCullen by Gail Robin McCullen, Attorney-in-Fact
Ethel Mae Powers McCullen by Gail Robin McCullen, Attorney-in-Fact

Timothy E McCullen
Timothy E McCullen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GAIL R. MCCULLEN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th of October, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-06-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GAIL R. MCCULLEN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th of October, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-06-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TIMOTHY E MCCULLEN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th of October, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-06-2024

RETURN TO:

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 10-11-2022 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 10-11-2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12th **day of** October **, 2** 022 **.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM