(1)

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Return To:
McCann & Hul
1804 Williamson Ct
Brentwood, TN
615-377-33

Karen Johnson Davidson County
Batch# 940447 DEEDWARR
11/14/2022 09:27:58 AM 2 pgs
Fees: $13.00 Taxes: $1,624.30

20221114-0120952

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Tayler Elise Culligan and Tyler Scott Culligan, wife and husband**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Tyler Wells, single man**, 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:**

Land in Davidson County, Tennessee, beginning at a point in the west margin of Northview Avenue 125 feet north of the northwest corner of Moneta Street and Northview Avenue, said point being 128 and one half (128.5) feet east of the right-of-way of the Lewisburg and Northern Railroad; thence northerly with the western margin of Northview Avenue, 55 feet to a point; thence at right angle, westerly 122 feet, more or less, to the right-of-way of Lewisburg and Northern Railroad; thence Southerly with the said right-of-way, 55 feet to a point; thence easterly and parallel with Moneta Street, 128 and one half (128.5) feet to the point of the beginning.

Being the same property conveyed to Tayler Elise Culligan and Tyler Scott Culligan, wife and husband by deed from Karri Ann Bishop, unmarried, dated February 6, 2020, of record in Inst. No. 20200207-0014594, Registers Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 2302 Northview 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 Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has 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. 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.

NEW OWNER:
Tyler Wells
2302 Northview Avenue
Nashville, TN 37216

RESPONSIBLE FOR TAX PAYMENT

New Owner

TAX MAP-PARCEL #:
072-10-0-215.00

WITNESS THE EXECUTION HEREOF this 7/8th day of November, 2022.
EM TC TC

Tayler Culligan
Tayler Elise Culligan

Tyler Scott Culligan

State of Texas
County of Travis

7 EM TC TC
On this 8th day of November, 2022, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Tayler Elise Culligan and Tyler Scott Culligan, the bargainor(s), 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.

Ezequiel Molina
Notary Public

My Commission Expires: 07-16-2024

EZIQUIEL R. MOLINA
Notary Public, State of Texas
Comm. Expires 07-16-2024
Notary ID 132572483

State of Tennessee
County of Williamson

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 439,000.00.**

Affiant

Sworn and subscribed before me on this the 8th day of November, 2022.

Taylor Hubbard
Notary Public

My Commission Expires: 10/26/2025

TAYLOR HUBBARD
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/26/25
COUNTY OF WILLIAMSON