Karen Johnson Davidson County
Batch# 941073 DEEDWARR
11/14/2022 03:13:30 PM 3 pgs
Fees: $18.00 Taxes: $7,844.00
20221114-0121450

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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**10 Burton Hills Blvd, Ste 130**<br>**Nashville, TN 37215**<br><br>**CRT File No. 221042736** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $2,120,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 14th day of November, 2022.<br><br>Notary Public<br>My Commission Expires: 10/2/23 |

CLAIRE H. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

## WARRANTY DEED

| | | |
|---|---|---|
| Address New Owner:<br>Cecil L. Allred and Megan Allred<br>4807 Belmont Park Terrace<br>Nashville TN 37215 | Send Tax Bills To:<br>~~New Owner~~ Citibank, NA<br>1000 Technology Dr.<br>O'Fallon, MO 63368-2240 | Tax Information:<br>Tax Parcel ID No.<br>131-15-0-062.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John Culpepper and Amy Culpepper, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Cecil L. Allred and Megan Allred, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 12, as shown on the map entitled Harpeth Acres Section Five, of record in Plat Book 2330, page 73, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JOHN CULPEPPER and AMY CULPEPPER, HUSBAND AND WIFE, by deed from MICHAEL ROBERT MORELAND AND BRANNAN ASHLEY MORELAND, HUSBAND AND WIFE, of record in Instrument No. 20180424-0038294 , dated April 20, 2018 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 131-15-0-062.00.

Matters shown on the Plan of record in Plat Book 2330, page 73, said Register's Office.

This is improved property located at 4807 Belmont Park Terrace Nashville TN 37215

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 14th day of November, 2022.

John Culpepper by Amy Culpepper, his Attorney-in-Fact

John Culpepper by Amy Culpepper, his Attorney-in-Fact

Amy Culpepper

Amy Culpepper

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Amy Culpepper, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for John Culpepper and that she is authorized by John Culpepper to execute this instrument on his behalf.

Witness my hand, at office, this 14th day of November, 2022.

Notary Public

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 05-09-2026

My Commission Expires: _____

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 11/14/22

GEORGE E. MUDTER, JR.
Dated 11/14/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 11/14/22
Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

