Prepared By and Return to:
Regal Title, LLC
316 W Main St
Murfreesboro, TN 37130

File Number: 23010010

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $699,900.00.

Affiant

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Subscribed and sworn to before me, this 31st day of January, 2023.

Notary Public
My Commission Expires: 8-20-2023

Karen Johnson Davidson County
Batch# 966149 DEEDWARR
02/01/2023 08:35:30 AM 3 pgs
Fees: $18.00 Taxes: $2,589.63
20230201-0007314

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Shannon Diane Grace	Guaranteed Rate Inc.	160-15-0B-014.00-CO
904 Brenton Park Court	3940 N Ravenswood	
Brentwood, TN 37027	Chicago, IL 60613	

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Steven J. Pulk, an unmarried man**, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Shannon Diane Grace, unmarried**, with rights of survivorship, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 14, on the Final Plat of Brenton Park, of record in Book 7900, Page 820, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Steven J. Pulk by Warranty Deed from David P. Smith and wife, Jennifer C. Smith of record in Instrument No. 20220603-0064557, Register's Office for Davidson County, Tennessee, dated May 27, 2022 and recorded on June 03, 2022.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 904 Brenton Park Court, Brentwood, TN 37027.

* and modified in 8250/197

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 this 31st day of January, 2023.

Steven J. Pulk

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Steven J. Pulk with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, TN, this 31st day of January, 2023.

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Lisa K R Wagner
Notary Public at Large
My Commission Expires: Sept. 21, 2024

True Copy Certification

I, **Pam Autry,** 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 this the 31st day of January, 2023.

Affiant Signature
Date 01/31/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 31st day of January, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON