Karen Johnson Davidson County
Batch# 976956 DEEDWARR
03/03/2023 03:16:30 PM 4 pgs
Fees: $23.00 Taxes: $2,774.63
20230303-0015496

THIS INSTRUMENT PREPARED BY: Wesley D. Turner **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 Third Avenue South Suite 1700 Nashville, TN 37201	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $749,900.00. **Affiant** Subscribed and sworn to before me, this 3rd day of March, 2023. Notary Public My Commission Expires:

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2026

Address New Owner As Follows: Charles and Madison McNulty 939 B Spain Avenue Nashville, TN 37216	Send Tax Bills To: Plains Commerce Bank 5109 S. Broadband Ln., Edges II Sioux Falls, SD 57108	Map-Parcel Number: 072-09-3H-002.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, HR PROPERTIES OF TENNESSEE, A TENNESSEE PARTNERSHIP hereinafter called the Grantor, has bargained and sold, and by these presents does

transfer and convey unto CHARLES MCNULTY AND MADISON MCNULTY, HUSBAND AND WIFE, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit B on the plan of 939 Spain Avenue Townhomes, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for 939 Spain Avenue Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20210903-0118788, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.
>
> Being a part of the same property conveyed to HR PROPERTIES OF TENNESSEE, A TENNESSEE GENERAL PARTNERSHIP, by deed from DEWAYNE B. FULTON AND CARLTON W. CORNETT, A MARRIED COUPLE, of record in Instrument No. 20210903-0118787, dated August 30, 2021, said Register's Office.

This conveyance is made subject to:

1. Taxes for 2023 and subsequent years. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Plat Book 161, Page 129, said Register's Office.

3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record 20210903-0118788, said Register's Office.

4. Declaration of Restrictions and Covenants for SCMs for Regulated Residential Infill instrument of record in Instrument No. 20221213-0129264, said Register's Office.

This is improved property known as: 939B Spain Avenue, Nashville, TN, 37216

{Signature Page to Follow}

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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 Grantor covenants with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds itself, its successors and assigns, 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.

WITNESS my hand this 3rd day of March, 2023.

HR PROPERTIES OF TENNESSEE,
a Tennessee general partnership

By: _____
Galen Scott Haley, Managing Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GALEN SCOTT HALEY, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Managing Partner of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 3rd day of March, 2023.

_____
Notary Public

My Commission Expires: _____

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 9 2026

True Copy Certification

I, Wesley D. Turner, 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 March 3, 2023.

Affiant Signature

Date: March 3, 2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 3rd day of March, 2023.

Notary's Signature

My Commission Expires: 8/19/2025

Notary's Seal

