Karen Johnson Davidson County
Batch# 985760 DEEDWARR
03/28/2023 03:49:30 PM 3 pgs
Fees: $18.00 Taxes: $3,145.00
20230328-0022672

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P23-5650-WE

LILLIAN TURMAN NOTARY PUBLIC TENNESSEE My Comm Exp. 10/2/2023 COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 850,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF March, 2023.

Notary Public

MY COMMISSION EXPIRES: 10/2/2023

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brenna Kulbaba and Peter Kulbaba	Capital City Home Loans, LLC	
1912 Cedar Lane	50 Chastain Center Drive	117-04-0-214.00
Nashville, TN 37212	Kennesaw, GA 30144	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Margot D. Stewart, Successor Trustee of the Miriam E. DuPuy Revocable Trust Agreement dated April 04, 2005**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brenna Kulbaba and Peter Kulbaba, wife and husband, as joint tenants with right of survivorship**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract of land in Davidson County, Tennessee, described more fully as follows:

BEING part of Lot No. 1 on the Plan of A. B. Montgomery Lands of record in Plat Book 1, page 22, of the Chancery Court at Nashville, shown on a copy of a survey made April 16, 1947, by John M. Sullivan, County Surveyor and described as follows:

Beginning at the Northeast intersection of Cedar Lane and Hazelwood Avenue, thence with the margin of Cedar Lane Easterly 79 feet (80 feet by deeds) to a stake at the southwest corner of the A. E. Beasley property; thence Northerly 165 feet along Beasley's West line, to a 5-foot strip of land reserved for a pipe line; thence Westerly with the southerly margin of said reserved strip 79.2 feet (80 feet by deeds) to the east margin of Hazelwood Avenue; thence Southerly with the margin of the same, 165 feet to the beginning.

Being the same property conveyed to Monty DuPuy and wife, Miriam E. DuPuy, by Warranty deed from Steven M. White and wife, Lana J. White of record in Book 6127, page 686, Register's Office for Davidson County, Tennessee, dated September 01, 1983 and recorded on September 01, 1983.

Furhter, being the same property conveyed to Miriam E. DuPuy by Quitclaim deed from Monty DuPuy, by and through his attorney-in-fact, Miriam E. DuPuy, and wife, Miriam E. DuPuy, of record in Instrument No. 20141006-0092390, Register's Office for Davidson County, Tennessee, dated September 16, 2014 and recorded on October 06, 2014.The herein-referenced Power of Attorney is of record in Instrument No. 20141006-0092389.

Furhter, being the same property conveyed to Miriam E. DuPuy, Trustee of the Miriam E. DuPuy Revocable Trust dated April 04, 2005, by Quitclaim deed from Miriam E. DuPuy, of record in Instrument No. 20141006-0092391 Register's Office for Davidson County, Tennessee, dated September 16, 2014 and recorded on October 06, 2014. Miriam E. DuPuy died on April 18, 2022. Pursuant to the Miriam E. DuPuy Revocable Trust Agreement, Margot D. Stewart became the successor Trustee of said Trust upon the death of Miriam E. DuPuy.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **1912 Cedar Lane, Nashville, TN 37212**

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 we do covenant with the said GRANTEES 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 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 our hands this the 24th day of March, 2023.

Margot D. Stewart, Successor Trustee of the
Miriam E. DuPuy Revocable Trust Agreement
dated April 04, 2005

BY: Margot D. Stewart Successor Trustee
Margot D. Stewart, Successor Trustee

STATE OF Tennessee

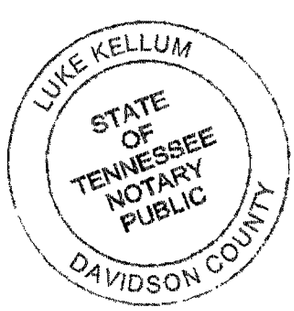
COUNTY OF ~~Williamson~~ (LT) Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Margot D. Stewart,** with whom I am personally acquainted and who upon her oath acknowledged himself to be the **Successor Trustee** of the **Miriam E. DuPuy Revocable Trust dated April 4, 2005,** the within named bargainor, and Trust, and that he as such Successor Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Margot D. Stewart** as such **Successor Trustee**.

Witness my hand and official seal this the 24th day of March 2023.

NOTARY PUBLIC

My Commission Expires: 10-2-2023



TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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 3/24/2023.

D. Shayne Adair

3/27/2023

Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 27 **day of** March, **2023.**

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 03/07/2026