~~Prepared by~~
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 37700-05-2023**	STATE OF TENNESSEE, COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is. $789,000 00 Affiant Subscribed and sworn to before me this 26th day of June, 2023 Notary Public My Commission Expires

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

WARRANTY DEED

Address New Owner: Laura Encalade, Taylor Johnson 5003 Marchant Drive Nashville, TN 37211	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map and Parcel No : 14709003300

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, **Kevin S. Pulliam and Patricia S. Pulliam, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Laura Encalade and Taylor Johnson, wife and husband** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5003 Marchant Drive, Nashville, TN 37211.

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

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

Karen Johnson Davidson County
Batch# 1019490 **DEEDWARR**
06/27/2023 02 04 28 PM 3 pgs
Fees. $18 00 Taxes $2,919 30

20230627-0048874

IN WITNESS WHEREOF, Grantors have executed this instrument on the 26th day of June, 2023.

Kevin S. Pulliam by Gerald G. Patterson, Atty-In-Fact

Kevin S. Pulliam by Gerald G. Patterson,
his attorney-in-fact

Patricia S. Pulliam by Gerald G. Patterson, Atty-In-Fact

Patricia S. Pulliam by Gerald G. Patterson,
her attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gerald G. Patterson 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 Attorney-in-Fact for Kevin S. Pulliam, and he is authorized by Kevin S. Pulliam to execute this instrument on his behalf

Witness my hand, at office, this 26th day of June, 2023.

Notary Public

EILEEN K. HOPKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2023

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gerald G. Patterson 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 Attorney-in-Fact for Patricia S. Pulliam, and he is authorized by Patricia S. Pulliam to execute this instrument on her behalf.

Witness my hand, at office, this 26th day of June, 2023

Notary Public

EILEEN K. HOPKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2023

My Commission Expires

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 61 on the Plan of Crievewood, as of record in Book 2331, Page 99, Register's Office for Said County

Said Lot No. 61 fronts 85 feet on the Southwesterly side of Marchant Drive and runs back 181.6 feet on the Northwesterly line and 195 feet on the Southeasterly line, to a dead line in the rear on which it measures 85 feet

Being the same property conveyed to Kevin S. Pulliam and Patricia S. Pulliam, husband and wife, by deed dated September 10, 2021 from Robert S. Lansdell and Nancy T. Lansdell, husband and wife, of record in Instrument No 20210913-0121880, Register's Office for Davidson County, Tennessee

This conveyance is made subject to:

1. State and County taxes for the year 2023, a lien, but not yet due and payable, which have been prorated and assumed by Grantees Map and Parcel No. 14709003300.
2 Restrictive Covenants contained in an instrument of record in Book 2491, Page 278, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 2331, Page 99, Register's Office for Davidson County, Tennessee.