Karen Johnson Davidson County
Batch# 1025364 DEEDWARR
07/12/2023 01:50:30 PM 3 pgs
Fees: $18.00 Taxes: $1,298.70
20230712-0053447

THIS INSTRUMENT WAS PREPARED BY	
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P23-6172-WE	STATE OF TENNESSEE COUNTY OF Sumner THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 351,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF July, 2023. Notary Public MY COMMISSION EXPIRES: 10/24/2024 (AFFIX SEAL)

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roberto Galvan	New owner	
3900 Chase Point Place	6075 Dyer Rd.	022-02-0-015.00
Joelton, TN 37080	Goodlettsville, TN 37072	
(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, **H. Garth Click, Conservator of Dewitt T. Pullen, Sr.**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Roberto Galvan Rodriguez, a single man**

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:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Section One Chase Pointe of record in Plat Book 9700, Page 97, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Sandra K. Ferguson, unmarried, by Warranty deed from A and L Builders, Inc and Marrowbone Allen Management Group, Inc of record in Book 11081, page 953, Register's Office for Davidson County, Tennessee, dated August 24, 1998 and recorded on August 26, 1998.

Being the same property conveyed to Monica D. Edwards, Trustee, by Quitclaim Deed from Sandra K. Pullen f/k/a Sandra K. Ferguson of record in Instrument No. 20070706-0080881, Register's Office for Davidson County, Tennessee, dated July 1, 2007 and recorded on July 6, 2007 and within the same deed the said Monica D. Edwards, Trustee, conveyed her interest in the subject property to Sandra K. Pullen and husband, Dewitt T. Pullen, Sr. The herein-referenced Sandra K. Pullen died on March 29, 2022, leaving Dewitt T. Pullen, Sr. as surviving tenant by the entirety.

H. Garth Click is authorized to sign on behalf of Dewitt Pullen, Sr. as his conservator, pursuant to an *Order to Approve Purchase Sale Agreement of Ward's Real Property*, entered on July 7, 2023 in the Circuit Court for Davidson County, Tennessee (Probate Division), in Docket No. 22P2020.

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 **3900 Chase Point Place, Joelton, TN 37080**

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 11 day of July, 2023.

IN THE CONSERVATORSHIP MATTER OF :

Dewitt T. Pullen, Sr.

By: _____
H. Garth Click, Conservator

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **H. Garth Click,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he is the Conservator for Dewitt T. Pullen, Sr. and that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 11 day of July, 2023.

My Commission expires: _____

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024

_____
Notary Public

Certificate of Authenticity

I, Renee Long, 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 7-11-2023
Date

Affiant Signature

7-11-2023
Date

State of TN
County of Sumner

Sworn to and subscribed before me this 12 day of July, 2023.

Notary's Signature
My Commission Expires: 10/21/2024

Notary's Seal (if on paper)

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.