Karen Johnson Davidson County
Batch# 1068806 DEEDWARR
11/06/2023 02:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20231106-0086760

WARRANTY DEED

KARA L. WALL
TENNESSEE NOTARY PUBLIC
My Comm Exp. 05/09/2026
COUNTY OF DAVIDSON

W-BR-23-605

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF NOVEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Cullen Symington	**NEW OWNER**	
(NAME)	(NAME)	**051-10-0-067.00**
605 Oakland Dr.		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES M. HOUSTON, JR., TRUSTEE OF THE HOUSTON-TRUST UAD JUNE 4, 2019, AS TO A 35% INTEREST AND JAMES M. HOUSTON, JR., AS TO A 65% INTEREST,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CULLEN SYMINGTON, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 2 on the Plan of Oakland Acres Addition, as of record in Plat Book 2854, page 141, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James M. Houston, Jr., Trustee of the Houston-Trust UAD June 4, 2019, as to a 35% ownership interest and James M. Houston, Jr, as to a 65% Ownership interest by Quitclaim Deed from Robb Durand Houston, married of record in Instrument No. 20190610-0055623 Register's Office for Davidson County, Tennessee, dated June 4, 2019 and recorded on June 10, 2019.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years.
- All matters shown on the Plan of record in Plat Book 2854, Page 141, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3163, Page 469, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **605 Oakland Dr., Madison, Tennessee 37115**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 3rd DAY OF NOVEMBER, 2023.

The Houston-Trust UAD June 4, 2019

BY: _____
James M. Houston, Jr.
Trustee

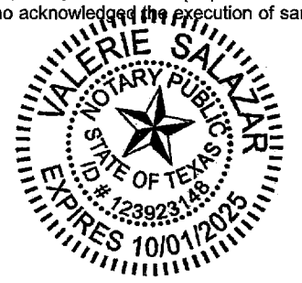
_____
James M. Houston, Jr.

STATE OF TEXAS
COUNTY OF TARRANT

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES M. HOUSTON, JR., TRUSTEE of THE HOUSTON-TRUST UAD JUNE 4, 2019, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 3rd of November, 2023.

_____
Notary Public
My Commission Expires: 10/01/2025
(SEAL)



STATE OF TEXAS
COUNTY OF TARRANT

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES M. HOUSTON, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd of November, 2023.

_____
Notary Public
My Commission Expires: 10/01/2025
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

I, Kara Wall, 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 11/3/23 (date of document).

Affiant Signature

Date 11/6/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6th day of November, 2023.

Notary's Signature

MY COMMISSION EXPIRES: _____

STEPHANIE WOODALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025