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. 37950-11-2023**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,000,000.00. Affiant Subscribed and sworn to before me this 14th day of December, 2023. Notary Public My Commission Expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-20

WARRANTY DEED

Address New Owner: Fadi Emad Pulous, Lesley Pulous 104 Lafayette Court Nashville, TN 37205	**Send Tax Bills To:** New Owners	**Tax Information:** Map and Parcel No.: 13002000100

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, **Pat W. Whitworth and Lisa Lynn Zindel, as Trustees of the Pat W. Whitworth and Lisa Lynn Zindel Revocable Living Trust dated December 1, 2019**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Fadi Emad Pulous and Lesley Pulous, a married couple** ("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 104 Lafayette Court, Nashville, TN 37205.

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 its successors 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# 1082436 DEEDWARR
12/15/2023 08:37:30 AM 4 pgs
Fees: $23.00 Taxes: $3,700.00
20231215-0096734

IN WITNESS WHEREOF, Grantors have executed this instrument on the 14th day of December, 2023.

_____, TRUSTEE, 12/14/2023
Pat W. Whitworth, Trustee

_____ Trustee
Lisa Lynn Zindel, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Pat W. Whitworth and Lisa Lynn Zindel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Trustees of the Pat W. Whitworth and Lisa Lynn Zindel Revocable Living Trust dated December 1, 2019, and as such Trustees executed the within instrument for the purposes therein contained

Witness my hand, at office, this 14th day of December, 2023.



_____
Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot Nos. 39, 40 and 41 of Block 3, on the Map of Resubdivision of Lot Nos. 38, 39, 40, 41, 42 and No. 43 The Courts of Bellemeade of record in Plat Book 5800, Page 367, Register's Office for Davidson County, Tennessee.

Said Lots Adjoin and front together 90 feet on the Westerly side of Lasalle Court (Formerly Lafayette Court) and runs back between parallel lines 145 feet to a dead line.

Being the same property conveyed to Pat W. Whitworth, by deed dated July 23, 2003 from Thomas Woodard and wife, Gavin McDill, married, of record in Instrument No. 20030728-0105185, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated June 24, 2013 of record in Instrument No. 20130702-0068350, Register's Office for Davidson County, Tennessee, Pat W. Whitworth, also known as Pat W. Whitworth, Jr., conveyed subject property to Pat W. Whitworth, Jr., and Lisa L. Zindel, husband and wife. By Quitclaim Deed dated May 3, 2021 of record in Instrument No. 20211221-0168622, Register's Office for Davidson County, Tennessee, Pat W. Whitworth, Jr., and Lisa L. Zindel, husband and wife, conveyed subject property to Pat W. Whitworth and Lisa Lynn Zindel, as Trustees of the Pat W. Whitworth and Lisa Lynn Zindel Revocable Living Trust dated December 1, 2019.

This conveyance is made subject to:

1. 2023 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. All matters appearing on the Plan of record as Book 5800, Page 367, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, **Tonya Cherry,** 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 this the 14 day of December, 2023.

Affiant Signature
Date 12/14/23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 14 day of December, 2023.

Notary's Signature
MY COMMISSION EXPIRES: _____

