Karen Johnson Davidson County
Batch# 1086149 DEEDWARR
12/28/2023 09:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20231228-0099606

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATEON OR VALUE- WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 22nd day afDecember: 2023.

(Affix Seal) Notmy Public

My Commission Expires: 9/15/27

TINA SHINN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

2023-11-1321

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO,

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100 FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Jill Allen Pulliam and Douglas Wade Pulliam Sr. 5028 Suter Drive Nashville, TN 37211	NEW OWNER	Map/Parcel 147-10-0-032.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, Joshua Rains and Mary Rains, husband and wife, hereinafter called the GRANTORS, have bargained and sold, and by these presents do hereby transfer and convey unto Jill Allen Pulliam and Douglas Wade Pulliam, SR. wife and husband, hereinafter called the GRANTEES, their heirs 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. 277 on the Plan of Section Five Caldwell Country Estates of record in Plat Book 3300, Page 1 6, in the Register[e] 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 Joshua Rains and Mary Rains, husband and wife by Warranty Deed from John W. Ward and Elizabeth P. Ward, husband and wife of record in Instrument No. 2021 1229-0171313 Register[1]s Office for Davidson County, Tennessee, dated December 21, 2021 and recorded on December 29, 2021.

This conveyance is subject to the following: Property taxes for the year 2023 and subsequent years, a lien now due and payable but not yet delinquent, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 5028 Suter Drivex Nashville. TN 37211.

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 the GRANTORS, do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and they do further covenant and bind themselves, their heirs

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.

Effective the 11 22e day December, 2023.

Joshua Rains

Mary Rains

STATE OF ~~TENNESSEE~~ DTS Alabama
COUNTY OF ~~WILLIAMSON~~ Limestone DTS

On this 11 22nd day of December, 2023, before me personally appeared Joshua Rains and Mary Rains, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 11 22nd day of December, 2023.

Notary Signature
My commission expires: 6/8/24

DANA LEIGH THAMES SMITH
Notary Public
Alabama State at Large

Certificate of Authenticity

I, Joshua A. Terry, 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 12/22/23.

Affiant Signature – Joshua A. Terry

12/27/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 12/27/23.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27