23-4785

Return to:
Four Star Title, LLC
2500 N. Mount Juliet Rd.
Mt. Juliet, TN 37122

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **170,000.00**.
Karen Johnson Davidson County Batch # 1090569 **DEEDWARR** 01/11/2024 10:27:01 AM 2 pgs Fees: $13.00 Taxes: $629.00 20240111-0002404	Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **1/05/2024** Notary Public MY COMMISSION EXPIRES: 10-26-25 (AFFIX SEAL)

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES:

WARRANTY DEED

This Instrument Prepared by and Return To:

FOUR STAR TITLE
LLC
ESTABLISHED 2008

2500 North Mount Juliet Road, Mt. Juliet, TN 37122
File #23-4785

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kristi McCullen Sweeney	Kristi Sweeney	**060-16-0-331**
2708 Bullock Avenue **Nashville, TN 37207**	2918 Lee David Rd. Nashville, TN 37216	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Equity Trust Company Custodian FBO Charles Shepherd Combs III IRA,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kristi McCullen Sweeney, unmarried,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 11 on the Plan of First Revision Meadow Valley Estates, of record on August 16, 1996 in Plat Book 8250, Page 617 and Resubdivision of Lots 10 and 11 First Revision Meadow Valley Estates recorded as Instrument No. 200004050034146, fronting 50 feet on the South side of Bullock Avenue, being 347.67 feet on the West property line, 351.50 feet on the East property line, and measuring 87.04 feet on the South property line, containing 23,865 square feet, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Equity Trust Company FBO Charles S. Combs III by Deed dated June 7, 2017 from David Birchett and Paula Birchett, recorded June 13, 2017, in Instrument Number 20170613-0059154, in the Register's Office of Davidson County, Tennessee. *Charles Shepherd Combs, III and Charles S. Combs, III are one in the same.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **2708 Bullock Avenue, Nashville, TN 37207**
(House Number) (Street) (City, State) (Zip)

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), his/her/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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the 02 day of January, 2024.

Equity Trust Company Custodian FBO Charles Shepherd Combs III IRA

Paula Neuhoff
Corporate Alternate Signer

STATE OF OHIO
COUNTY OF CUYAHOGA

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Paula Neuhoff, whom I am personally acquainted and who upon his/her oath acknowledged himself/herself to be the CORPORATE ALTERNATE SIGNER and he/she being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing on behalf of the **Equity Trust Company Custodian FBO Charles Shepherd Combs III IRA**.

Witness my hand and official seal on this the 02 day of January, 2024.

KELSEY BUHRMAN
Notary Public
State of Ohio
My Comm. Expires
October 2, 2027

NOTARY PUBLIC

My Commission Expires: October 2, 2027