WARRANTY DEED

Karen Johnson Davidson County
Batch # 1090856 DEEDWARR
01/11/2024 01:44:44 PM 2 pgs
Fees: $13.00 Taxes: $4,440.00

20240111-0002509

File #23-TC-6104-P

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF January, 2024.

Notary Public

MY COMMISSION EXPIRES: 07-20-2026

(AFFIX SEAL)

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-20-2026

THIS INSTRUMENT WAS PREPARED BY

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Julian Fox	Julian Fox	
(NAME)	(NAME)	
109 Taggart Ave.	109 Taggart Ave.	**144 10 0 042.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37205	
(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, **BRIAN SHULMAN AND LISA SHULMAN, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JULIAN FOX** 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. 63 of the Plan of Chickering Valley of record in Plat Book 2331, Pages 121, 122 and 123, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Brian Shulman and Lisa Shulman, husband and wife, as tenants by the entirety, by Warranty Deed from Walter L. Sullivan, Jr., as Trustee of the Family Trust created under the Walter L. Sullivan Living Trust Agreement dated December 30, 1999 and Walter L. Sullivan, Jr., Trustee of the Jane H. Sullivan Living Trust as amended and restated June 27, 2019, of record in Instrument No. 20220923-0105764, in the Register's Office of Davidson County, Tennessee, dated September 13, 2022 and recorded on September 23, 2022.

This conveyance is subject to:
* 2024 taxes, a lien not yet due and payable.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Chickering Valley, as recorded in Plat Book 2331, Page(s) 121-123.
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2542, Page 25.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **6104 Chickering Court, Nashville, TN 37215**.

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 10th day of January, 2024.

Brian Shulman by Loy Carney, Attorney-In-Fact

Brian Shulman by Loy Carney, Attorney-In-Fact

Lisa Shulman by Loy Carney, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Loy Carney, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Brian Shulman and acknowledged that he executed the same as the free act and deed of the said Brian Shulman.

Witness my hand, at office, this ~~28th~~ 10 day of ~~December, 2023~~ January 2024. J.B.

Notary Signature
My commission expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Loy Carney, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Lisa Shulman and acknowledged that he executed the same as the free act and deed of the said Lisa Shulman.

Witness my hand, at office, this ~~28th~~ 10 day of ~~December, 2023~~ January 2024.

Notary Signature
My commission expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204