Karen Johnson Davidson County
Batch# 1129111 DEEDWARR
04/30/2024 03:24:30 PM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20240430-0031541

**WARRANTY DEED**

2024-20

MARY KATHRYNE LAWSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/09/2026
DAVIDSON COUNTY

State of Tennessee

County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $599,999.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 30th day of April, 2024.

(Affix Seal) Notary Public

My Commission Expires:

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
**ANCHOR TITLE, LLC**
3010 Poston Avenue,
Nashville, TN 37203

| Address of New Owners: | Send Tax Bills To: | Tax ID#: |
|---|---|---|
| Bruce Bulloch, David Bulloch and Cillian Wade<br>829A Delmas Avenue<br>Nashville, TN 37216 | NEW OWNER | 072-09-1B-001.00 |

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, I/we, **Melvin Ricardo Fletcher and wife, Savanna Paige Fletcher**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Bruce Bulloch, married, and David Bulloch and Gillian Wade, husband and wife**, hereinafter called the Grantee(s), 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 UNIT A, DELMAS DOWNS, III, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, AS SHOWN IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, FOR DELMAS, DOWN, III, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, AS EXHIBIT B, OF RECORD IN INSTRUMENT NUMBER 20161109-0118726, IN THE REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETED DESCRIPTION OF THE PROPERTY.

Being the same property conveyed to Savanna Paige Breedlove and Melvin Ricardo Fletcher from Dirk Baumgardner and Audry Baumgardner, Husband and Wife by Warranty Deed dated April 2, 2020 and recorded April 23, 2020 in Instrument #20200423-0042583, Register's Office for Davidson County, Tennessee.

**( ) unimproved**
**This is ( X ) improved property know as** 829 A Delmas Avenue, Nashville, TN 37216.

**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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we 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 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, 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 30th day of April, 2024.

Melvin Ricardo Fletcher

Savanna Paige Fletcher

State of Tennessee
County of Davidson

Personally appeared before me, April G. Nichols a Notary Public in and for said County and State, the within named Melvin Ricardo Fletcher and Savanna Paige Fletcher, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 30th day of April, 2024.

Notary Public
My Commission Expires: My Commission Expires July 6, 2027

APRIL G NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**Tennessee Certification of Electronic Document**

I, Karla I Kard, 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 04/30/2024 (date of document).

Karla I Kard
Affiant Signature

04/30/2024
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 30 day of April, 2024.

Daniel Thompson
Notary's Signature

MY COMMISSION EXPIRES: 12/20/27

NOTARY'S SEAL

