Name and Address of New Owner:
Benjamin Kulis
513 Amalie Court
Nashville, TN 37211

Send Tax Bills To:
Benjamin Kulis
513 Amalie Court
Nashville TN 37211

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 161-07-0-091

Karen Johnson Davidson County
Batch# 1133790 DEEDWARR
05/13/2024 08:11:30 AM 3 pgs
Fees: $18.00 Taxes: $1,831.50
20240513-0034753

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **John Tierney, and Allison Tierney, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Benjamin Kulis, unmarried,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Section One, McMurray Woods Addition of record in Plat Book 4675, Page 6, in the Register'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 John Tierney and Allison Tierney, by Warranty Deed dated June 18, 2020 from Dennis Mason, an unmarried man, recorded August 14, 2020 in Instrument No. 20200814-0091257 in the Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 9th day of May, 2024.

_____ (SEAL)
John Tierney

_____ (SEAL)
Allison Tierney

STATE OF MICHIGAN
COUNTY OF KENT

On this 9th day of May, 2024, before me personally appeared John Tierney and Allison Tierney, 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 9th day of May, 2024.

Notary Signature
My commission expires: January 21, 2026

SHARI GREEN
Notary Public - State of Michigan
County of Kent
My Commission Expires Jan 21, 2026
Acting in the County of KENT

AFFIDAVIT OF VALUE

STATE OF ~~TENNESSEE~~ MICHIGAN)
COUNTY OF ~~DAVIDSON~~ KENT)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $495,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 9th day of May, 2024.

Notary Public
My commission expires: January 21, 2026
File No. 2024-6855-RS

SHARI GREEN
Notary Public, State of Michigan
County of Kent
My Commission Expires Jan. 21, 2026
Acting In the County of KENT

202405130034753

Certificate of Authenticity

I, ALLISON TAYLOR, 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 **May 9, 2024**.

Date

Affiant Signature

May 10, 2024
Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this **10** day of **May**, 20**24**.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

My Commission Expires: 5/5/2025
Date

Notary's Seal (if on paper)