THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 38170-04-2024**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $735,000.00. Affiant Subscribed and sworn to before me this 21st day of May, 2024. Notary Public My Commission Expires:

NATALIE A MCKEE TENNESSEE NOTARY PUBLIC My Comm Exp. October 20, 2026 COUNTY OF WILLIAMSON

WARRANTY DEED

Address New Owner: Clyde William McCullough Teena Marie McCullough 6109 Deerbrook Drive Nashville, TN 37221	**Send Tax Bills To:** CrossCountry Mortgage, LLC Mail Stop: 142-C 1795 International Way Idaho Falls, ID 83402	**Tax Information:** Map and Parcel No.: 155160A08800CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **David A. Darrohn and Marguerite M. Darrohn, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Clyde William McCullough and Teena Marie McCullough, husband and wife** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 6109 Deerbrook Drive, Nashville, TN 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and binds themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch # 1138467 DEEDWARR
05/22/2024 03:32:02 PM 3 pgs
Fees: $18.00 Taxes: $2,719.50

20240522-0038284

IN WITNESS WHEREOF, Grantors have executed this instrument on the 21st day of May, 2024.

David A. Darrohn

Marguerite M. Darrohn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David A. Darrohn and Marguerite M. Darrohn, 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, at office, this 21st day of May, 2024.

Notary Public

My Commission Expires:

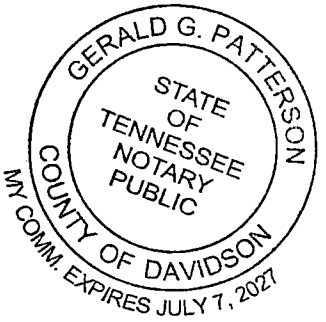


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 168 on the Plan of Traceside, Section Three, of record in Plat Book 9700, page 47, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to David A. Darrohn and Marguerite M. Darroh, husband and wife, by deed dated February 28, 2014 from David Wheeler and wife, Jennifer B. Wheeler, of record in Instrument No. 20140303-0017709, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2024 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Amended and Restated of Covenants, Conditions and Restrictions for Traceside of record in Book 9435, page 493, and Book 9677, page 675, Register's Office for Davidson County, Tennessee.
3. By-Laws of Traceside Homeowners Association, Inc., of record in Book 9668, page 899, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 9700, page 47, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the PUD Boundary Plan of record as Book 7900, page 705, Register's Office for Davidson County, Tennessee.
6. Easement to Harpeth Valley Utility District for Williamson and Davidson Counties, Tennessee, of record in Book 9306, page 279, and Book 9443, page 960, Register's Office for Davidson County, Tennessee.
7. Easement for right of way of record in Book 3533, page 299, Register's Office for Davidson County, Tennessee.
8. Easement for water and sewer utility lines of record in Book 5607, page 882, Register's Office for Davidson County, Tennessee.
9. Easement for right of way granted to USA of record in Book 4243, page 685, Register's Office for Davidson County, Tennessee.
10. Easement for sewer line of record in Book 11564, page 887, Register's Office for Davidson County, Tennessee.
11. Landscape Agreement recorded in Book 10355, page 859, Register's Office for Davidson County, Tennessee.