WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,150,000.00.

Affiant

Subscribed and sworn to me on 05/22/24.

NOTARY PUBLIC

My Commission Expires: 4/30/2024

J. KAYE CLARK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

Karen Johnson Davidson County
Batch# 1138701 DEEDWARR
05/23/2024 02:08:30 PM 3 pgs
Fees: $18.00 Taxes: $4,255.00
20240523-0038579

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Carol Tiffany So & Erwin Velasquez Kho 1205 Harding Place Nashville, TN 37215	New Owner 4229 Stammer Pl. Nashville, TN 37215	131-11-0-077.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Stephen R. Shull, Trustee of The Helen S. Shull Revocable Living Trust, dated March 25, 2010, and any amendments thereto, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Carol Tiffany So and Erwin Velasquez Kho, a married couple, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot(s) 4, as shown on the map entitled Plan of Seven Hills, Section 7, of record in Book 3106, page 32 (erroneously shown on previous deeds as Book 3206), as amended in Book 3503, page 280, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.
>
> Said Lot No. 4 from 152.0 feet on the south side of Harding Place and extends back 304.7 feet on the westerly line and 310.7 feet on the easterly line to a dead line in the rear on which it measures 173.25 feet.
>
> Being the same property conveyed to BRADFORD K. SHULL AND WIFE, HELEN S. SHULL, by deed from MAVIS MARIE POWELL, BENEFICIARY, AND JAN STAFFORD, ADMINISTRATRIX [OF THE ESTATE OF AMY FRANCES BROWN], of record in Book 6427, page 14, dated November 5, 1984, said Register's Office.
>
> BRADFORD K. SHULL died on or about August 6, 1992, leaving HELEN S. SHULL as the surviving tenant by the entirety.
>
> HELEN S. SHULL conveyed said property to THE HELEN S. SHULL REVOCABLE LIVING TRUST, HELEN S. SHULL, TRUSTEE, by Quitclaim Deed of record as Instrument No. 20100405-0024855, dated March 25, 2010, said Register's Office.
>
> This is Improved property known as 1205 Harding Place, Nashville, TN 37215.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever, and GRANTOR does covenant with the said GRANTEES he is lawfully seized and possessed of said land in fee simple, has

a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 our hands on 05/22/24.

The Helen S. Shull Revocable Living Trust, dated March 25, 2010, and any amendments thereto

By: Stephen R. Shull, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22 day of May, 2024, before me, the undersigned Notary Public, personally appeared, Stephen R. Shull, known to me (or proved to me on the basis of satisfactory evidence), to be the trustee of The Helen S. Shull Revocable Living Trust, dated March 25, 2010, and any amendments thereto, the within named bargainor, and that he as such trustee executed the foregoing instrument for the purposes therein contained, by signing the name of The Helen S. Shull Revocable Living Trust, dated March 25, 2010, and any amendments thereto by himself as such trustee.

Witness my hand and official seal on 05/22/24.

NOTARY PUBLIC

My Commission Expires: 9-8-2025



Certificate of Authenticity

I, Holly A. Mason, 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 22, 2024.

Affiant Signature

5/22/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 22 day of May, 2024.

Notary's Signature (Notary Seal)

My Commission Expires: 9/7/2026

