THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 240547857

Karen Johnson Davidson County
Batch # 1152353 DEEDWARR
06/28/2024 10:50:39 AM 2 pgs
Fees: $13.00 Taxes: $2,867.50

20240628-0048655

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $775,000.00.

Affiant

Subscribed and sworn to before me, this 27th day of June, 2024.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Nicolas Jeffrey Hallman and Kendall Oxford Hallman 107 Glendale Garden Drive Nashville TN 37204	New Owner	Tax Parcel ID No. 131-08-0B-013.00 CO

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, **Travis M. Pullen and Caroline C. Pullen, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Nicolas Jeffrey Hallman and Kendall Oxford Hallman, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 13, as shown on the map entitled the Plan of Amended, Final Plat, Glendale Garden, of record in Plat Book 6900, page 273, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to TRAVIS M. PULLEN AND CAROLINE C. PULLEN, HUSBAND AND WIFE, by deed from CARRIE SELENA CRAWFORD, UNMARRIED, of record in Instrument No. 20160914-0096848, dated September 9, 2016, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2024 and subsequent years for Map-Par. 131-08-0B-013.00 CO.

Matters shown on the Plan of record in Plat Book 6900, page 273, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 6544, page 199 and amended in Book 8044, page 660, said Register's Office.

This is improved property located at 107 Glendale Garden Drive Nashville TN 37204

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of June, 2024.

Travis M. Pullen

Caroline C. Pullen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Travis M. Pullen and Caroline C. Pullen, 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 27th day of June, 2024.

Notary Public

My Commission Expires: _____

