WARRANTY DEED

Karen Johnson Davidson County
Batch # 1153125 DEEDWARR
07/01/2024 02:36:20 PM 2 pgs
Fees: $13.00 Taxes: $2,923.00

20240701-0049548

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $790,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF JUNE, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DEBRA LEIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Comm. Expires 03-09-2027

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER (S)
Mark M. Drury and Sarah C. Drury	Old National Bank	
(NAME)	(NAME)	**083-09-0-054-00**
1209 Gartland Ave	One Main Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Evansville, IN 47708	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **JANE ANN MCCULLOUGH, A MARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARK M. DRURY AND SARAH C. DRURY, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 the westerly half of Lot No. 3 of Block 1, in DH Bailey's Subdivision of part of the Allison Property, a plan of which is of record in Book 161, page 73, Register's Office for Davidson County, Tennessee, to which reference is hereby made for more complete description of said property.

Being a portion of the property conveyed to Jane Ann McCullough by Quit Claim Deed from McCullough Family Properties, LLC of record as Instrument No. 20190621-0060097, book 97, page 893 in the Register's Office for Davidson County, Tennessee, dated June 17, 2019 and recorded on June 21, 2019.

The above referenced property was investment property and has never been the principal marital residence for the Grantor.

This conveyance is subject to:
- Taxes for the year 2024 and all subsequent years, a lien not yet due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, building setback lines, charges, assessments and liens, if any, and other matters as set forth in the Plan of DH Bailey's recorded in (book) 161 (page) 73, of Official Records.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1209 Gartland Ave , Nashville, Tennessee 37206**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and 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(S), 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 the 27 DAY OF JUNE, 2024.

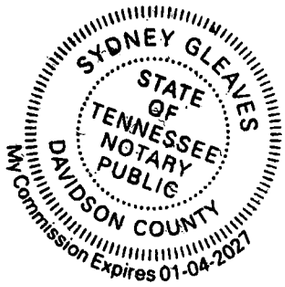
Jane Ann McCullough

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JANE ANN MCCULLOUGH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27 of June, 2024.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
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Nashville, TN 37212