BOX 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $499,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF JULY, 2024. Notary Public MY COMMISSION EXPIRES: MARCH 3, 2026. (AFFIX SEAL)

Karen Johnson
Batch # 1159982
07/22/2024 08:10:37 AM
Fees: $13.00 Taxes: $1,846.30
20240722-0054414

Davidson County
DEEDWARR
2 pgs

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MARY A. SIRCY	**SAME**	**114-07-0A-120.00 CO**
(NAME) **2303 TRAEMOOR VILLAGE PL.**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, CHRISTINE CULLY, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARY A. SIRCY, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 120 on the plan of The Townhomes of Traemoor Village, as shown on Exhibit "A-1" to the Declaration of Covenants, Conditions and Restrictions of The Townhomes of Traemoor Village, a Horizontal Property Regime with Private Elements of record as Instrument No. 20070323-0035561, amended and restated as Instrument No. 20080318-0027145, and further amended as Instrument Nos. 20080808-0081934, 20210210-0018739, 20210210-0018740, 20210210-0018741, 20210210-0018742, and 20210210-0018743, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to CHRISTINE CULLY, AN UNMARRIED WOMAN, by deed from DRAKE A. KULICK, UNMARRIED, of record in Instrument No. 20220411-0041691, dated April 4, 2022, said Register's Office.

This conveyance is subject to matters shown on the Plan of record as Instrument No. 20070607-0068258, 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 as Instrument No. 20070323-0035561, amended and restated as Instrument No. 20080318-0027145, and further amended as Instrument Nos. 20080808-0081934, 20210210-0018739, 20210210-0018740, 20210210-0018741, 20210210-0018742, and 20210210-0018743, said Register's Office.

Easement(s) of record in Book 7142, page 463, said Register's Office.

Storm Water Detention Agreement of record as Instrument No. 20061017-0128855, said Register's Office.

TVA easement as referenced in Special Warranty Deed of record as Instrument No. 20060711-0083332, said Register's Office.

Grant of Easement of record as Instrument No. 20170921-0097001, and any and all other easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(**X**) property, known as **2303 TRAEMOOR VILLAGE PLACE, NASHVILLE, TN 37209**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 18th day of July, 2024.

CHRISTINE CULLY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee this 18th day of July, 2024.

My commission expires: **March 3, 2026**

Notary Public

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON