Karen Johnson Davidson County
Batch# 1160710 DEEDWARR
07/22/2024 04:12:30 PM 3 pgs
Fees: $18.00 Taxes: $3,311.50
20240722-0055013

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $895,000.00.

Affiant

Subscribed and sworn before me this the 19th day of July, 2024.

Notary Public
My commission expires: 9-6-26

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Richard William Cullen	PRIMELENDING, A PLAINSCAPITAL COMPANY	082-08-0 157.00
623 N 9th St.	PO Box 796788	
Nashville, TN 37206	Dallas, TX 75379-6788	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, CHRISTOPHER SCOTT BISTLINE, A MARRIED MAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to RICHARD WILLIAM CULLEN, A SINGLE MAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 162 of Block No. 1 on the Map of Blocks 1 and 2 of F.O. Beasley's McFerrin Addition, as of record in Book 57, Page 136, Register's Office for Davidson County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Christopher Scott Bistline, a married man, by deed dated 09/21/2020, from Francisca Angel, unmarried, of record in Instrument No. 20200922-0108801, Register's Office for said County.
The said Carrie Ann Carlton is joining in this conveyance to convey any and all marital interest she may have in the said property.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 623 N 9th St., Nashville, TN 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 Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 19th day of July, 2024.

Christopher Scott Bistline

Carrie Ann Carlton

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Christopher Scott Bistline and Carrie Ann Carlton, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 19th day of July, 2024.

My commission expires: 9/21/26

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 7/19/24.

Affiant Signature

7/22/24

Date

State of Tennessee

County of Williamson

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

Jennifer Crowell

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY